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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Conditional Exemption Determination

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SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

JAN - 7 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
680 Spruce Street		1066/030	
Case No.	Permit No.	Plans Dated	
2013.0978E		2/25/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Building expansion and conversion from one- to two-family use, including two-story vertical addition and garage installation.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☒	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>December 13, 2013</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shelley Caltagirone Digitally signed by Shelley Caltagirone DN: cn=Shelley Caltagirone, o=CityPlanning, ou=Current Planning, email=shelley.caltagirone@sfgov.org Date: 2014.01.02 10:52:21 -08'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Shelley Caltagirone Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: Shelley Caltagirone Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2014.01.02 10:52:21 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: December 12, 2013
Case No.: 2013.0978E
Project Address: 680 Spruce Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1066/030
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: December 9, 2013 (Part 1)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the east side of Spruce Street between Geary Boulevard and Euclid Avenue in the Presidio Heights neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed circa 1894 at 2709 Sutter Street (presently 2717 Sutter Street) and relocated in 1909 to its present location. The original architect is unknown. The building is a one-story-over-basement, wood-frame, single-family residence clad in horizontal wood siding and capped by a hipped roof with a false parapet and a gabled front bay.

Pre-Existing Historic Rating / Survey

The subject property is documented in the 1976 Architectural Survey, listed as a "1 ½+" out of 5. The subject property is not listed on any state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed c.1894).

Neighborhood Context and Description

This block of Spruce Street is mixed in dates of construction and styles. There is a small cluster of cottages that were constructed between 1880 and 1910 in vernacular Neo-Colonial and Edwardian styles as well as a scattering of post-World War II and contemporary buildings in the block.

Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database, no known historic resources are located on the subject block bound by Spruce, Geary, Cook and Euclid. Blocks in the area to the north of the subject property contain a significant number of historic resources with a high concentration located near the Presidio. Portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as a historic district due to the high concentration of architect designed buildings and strong

continuity in style and development period for the area. However, the subject building would not contribute to the district as it does not relate to the early 20th century styles or period of architecture.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The reason for the relocation of the property, which was situated among three similar cottages from the same period of construction that remain at their original site, is unknown, although it does not appear to be associated with a notable event. While the subject building is estimated to have been constructed during the late 19th Century and relocated to the area in the early 20th Century, which is a major period of development for the area, this pattern of neighborhood development (and specifically, relocation of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research into the history of the owners and occupants of the subject property was conducted online at *Ancestry.com* and through historical directories, census records, and newspapers, including the *San Francisco Call* and the *San Francisco Chronicle*. This research indicates that the owners of the subject

property were not of historic importance to our local or regional past. Therefore, the building does not appear eligible for listing under Criterion 2.

The residence was owned by Dutch restaurant proprietor P. Petersen as early as 1903 at its 2709 Sutter Street location. The residence was moved by owner and merchant Maurits Andreassen in 1909 according to building permits. No documentation suggests that either of these men were significant figures in our local or regional history.

Electrician Louis G. Ames and his wife Alice purchased the property in 1915 from Andreassen, and the residence remained in the family until 2011. None of the Ames' appears to have made significant contributions to the history of San Francisco or the region. For these reasons, the subject property does not appear to be eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 680 Spruce Street does not represent the work of a master or possess high artistic value. While the building dates from the early settlement period for Presidio Heights, the property does not embody the distinctive characteristics of a type, period, region, or method of construction. The Queen Anne-style building appears to have been constructed c.1884 as indicated by Spring Valley Water Works records from the neighboring properties on Sutter Street. The 1913 Sanborn Fire Insurance map shows the building with the same footprint it retains today. Aside from the replacement of the front stairs and the addition of a rear porch, the design of the building has retained its original materiality and design. The building does not appear eligible for listing under Criterion 3 as an individual example of its type or period.

Furthermore, the property does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity does not contain a significant concentration of historically or aesthetically unified buildings. The area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the immediate area.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks

Setting:	☐ Retains	☐ Lacks
Feeling:	☐ Retains	☐ Lacks
Materials:	☐ Retains	☐ Lacks

Discussion of integrity is not applicable as the building was not found to be historically significant.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Discussion of features is not applicable as the building was not found to be historically significant.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 12-13-2013

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File



JAN 17 2014

SAN FRANCISCO PUBLIC LIBRARY

SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1195 Stanyan St		2644/008	
Case No.	Permit No.	Plans Dated	
2013.1574E		07/29/13 (EEA 10/25/13)	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal addition; interior renovation; add small deck; facade changes; and mechanical and electrical upgrades.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTP form dated 12/30/2013 (attached)</i>

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: *Gretchen A. Hilyard* 1/13/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen A. Hilyard</i> Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: <i>Gretchen A. Hilyard</i> 1/13/2014
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	
CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/30/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1195 Stanyan Street	
Block/Lot:	Cross Streets:	
2644/008	Rivoli Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1574E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/29/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

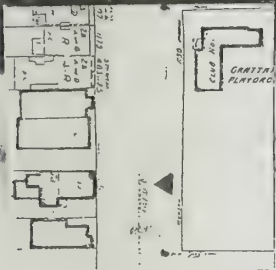
PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The subject property was constructed in 1926 by an unknown architect with major alterations completed in the 1950s by Leonard M. Tivol. The building does not appear to be eligible for listing under any category. The building currently appears as a 1950s-era single-family residence designed in the Mid-century modern architectural style and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. The architect, Leonard M. Tivol was not mentioned in the "San Francisco Modern Architecture and Landscape Design Historic Context Statement", and no detailed information was uncovered about Tivol or his work. Tivol has not been identified as a master architect. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The subject property is not located within the boundaries of any identified historic districts. The surrounding area exhibits a broad range of construction dates from ca. 1900 to ca. 2000, with many buildings constructed in ca. 1920. Many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. Therefore, 1195 Stanyan Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Orinda</i>	1-15-2014



05/08/2013 14

Subject Property, Front Façade



SAN FRANCISCO PLANNING DEPARTMENT

JAN 17 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
821 Marina Blv		0909/013	
Case No.	Permit No.	Plans Dated	
2013.1519E		07/26/13 (EEA 07/26/13)	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replace existing metal balconies with wood balconies; add new roof deck at the location of the existing 2nd floor roof; remove existing painted wood siding and replace with painted stucco & add new glazed windscreen at existing roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira Although the property is located in a liquefaction zone, all the proposed work is within previously developed areas of the lot.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties <i>(specify or add comments):</i>
☒	9. Reclassification of property status to Category C. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify):</i> per PTR formulated 12/18/2013 (attached).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Gretchen A. Hilgard 1/13/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply):</i> ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen A. Hilgard</i>	Signature or Stamp: Gretchen A. Hilgard 1/13/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/18/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	821 Marina Boulevard	
Block/Lot:	Cross Streets:	
0909/013	Baker Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1519E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/26/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
According to the Supplemental Information Form for Historic Resource Determination prepared by John A. Spanier (dated July 26, 2013), the subject property at 821 Marina Boulevard contains a three-story-over-garage, wood frame single-family residence located in the Marina neighborhood of San Francisco. The subject building was constructed in a Vernacular architectural style with Minimal Traditional influences in 1938 by architect Sidney Corton and built by owner Loris Franusch. Permit records indicate that the following exterior changes occurred to the property over time: window replacement (1955 and 1967), insertion of a new window (1957), new concrete slab, entry steps and foundation work (1961), repair existing deck, remove and replace existing window screen and stucco (1974), re-roofing (2000 and 2005), rear addition (2005). Visual inspection reveals that a vertical addition was constructed at an unknown date. The subject property is a non-distinct example of a Vernacular architectural style and does not embody the characteristics of a type, period, region or method of construction. Sidney Corton is not a known master architect. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The subject property is not located within the boundaries of any known historic districts. The adjacent neighborhood contains a collection of single-family revival style buildings that were constructed in response to the Pan Pacific International Exposition (PPIE). The buildings on the subject block were constructed from the late 1920s to the mid-1950s and do not represent the larger PPIE context in the neighborhood. The subject block is not distinguished such that it would qualify for listing as a district under Criterion 3. Overall, the block does not appear to contain a historic district. Therefore, 821 Marina Boulevard is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-13-2014

①



JAN 17 2014



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1731 Larkin St.		0597/004	
Case No.	Permit No.	Plans Dated	
2013.1639E	201309267815	9/26/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. NEW STUCCO ON EXTERIOR WALLS, REPLACE 3 FRONT WINDOWS WITH PATIO DOORS AND GUARD RAILS REPLACE DRY ROT PORTICO OVER ENTRY LANDING REPLACE 3 WINDOWS ON FRONT FACADE AND 3 WINDOWS ON EAST ELEVATION			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Jeanie Poling 11/11/13	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR form dated 12/30/2013. (Attached)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Gretchen A. Hilgert 1/13/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilgert	Signature or Stamp: Gretchen A. Hilgert 1/13/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/30/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1731 Larkin Street	
Block/Lot:	Cross Streets:	
0597/004	Jackson and Washington	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1639E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/26/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

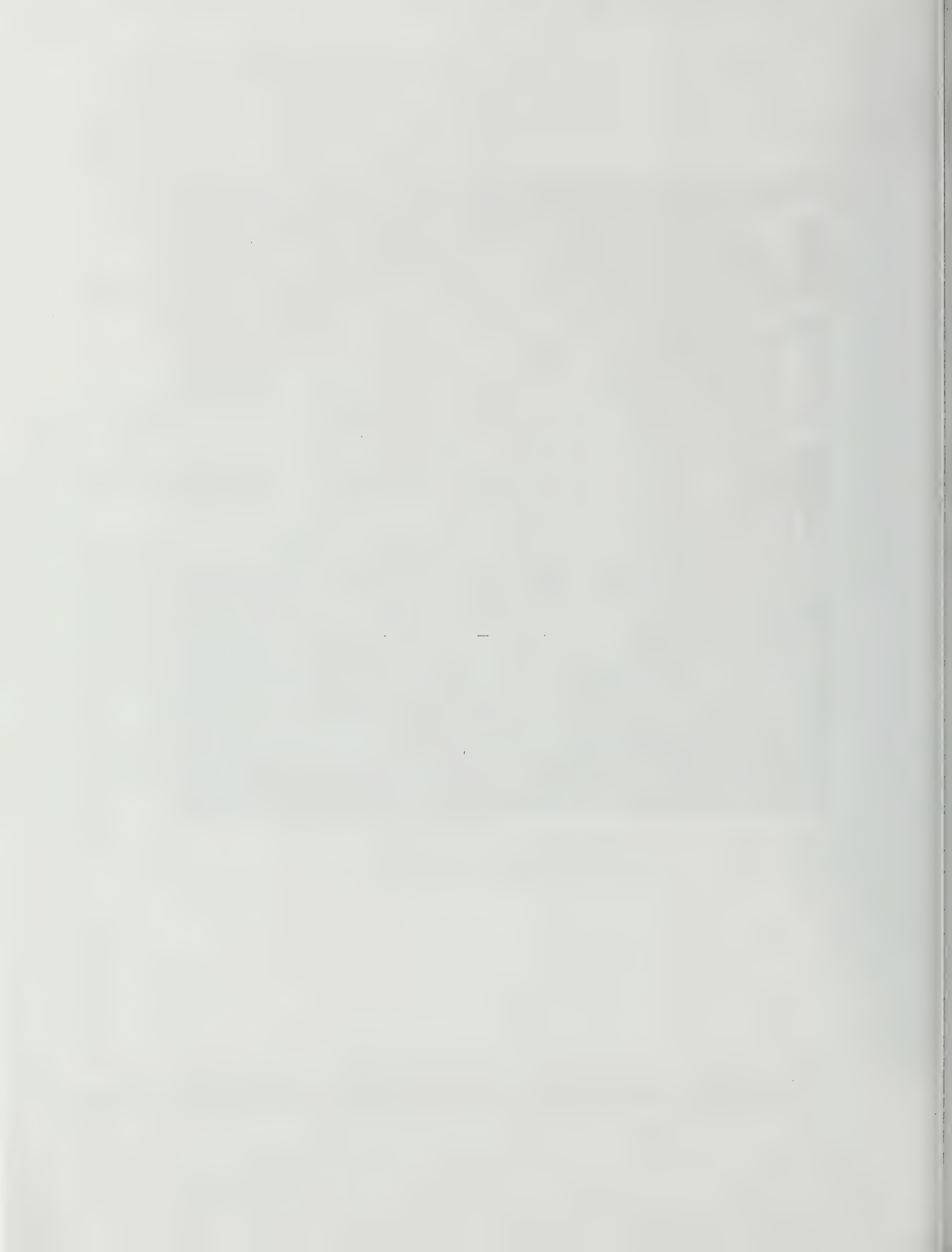
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The subject property was constructed in 1909 by Walter Jones Cuthbertson (architect) and A. Dahlberg (builder). The building was covered with asbestos shingles and garages were added at unknown dates. No other exterior alterations appear to have been made. The subject building is not architecturally distinctive such that would qualify it for listing in the California Register under Criterion 3. No information was uncovered about Cuthbertson to indicate that the building was designed by a master architect. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The subject property is not located within the boundaries of any identified historic districts. The surrounding area exhibits a cohesive collection of Edwardian-era multi-family apartments and flats, largely constructed between 1906 and 1915, with some late 20th century in-fill construction. Many of the surrounding properties have experienced facade alterations and some have compromised historic integrity. Although some architecturally distinctive individual properties are located on the subject block, the area does not contain a significant concentration of historically or aesthetically unified buildings such that would qualify for listing as a historic district. Therefore, 1731 Larkin Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	<i>1-13-2014</i>



1731 Larkin Street looking northwest.
Image source: Google Streetview, 2013.





SAN FRANCISCO PLANNING DEPARTMENT

JAN 17 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
561 Clipper St		6556/021A	
Case No.	Permit No.	Plans Dated	
2013.1580E		08/10/13 (EEA 10/18/13)	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add 1 story to existing single family building and an horizontal addition in the rear yard			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (<i>Requires approval by Senior Preservation Planner/Preservation Coordinator</i>) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR form dated 12/30/13 (attached).</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: <i>Gretchen A. Hilyard</i> 1/13/2014	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <i>Gretchen A. Hilyard</i>		Signature or Stamp: <i>Gretchen A. Hilyard</i> 1/13/2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/30/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	561 Clipper Street	
Block/Lot:	Cross Streets:	
6556/021A	Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1580E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/10/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property was constructed in 1921 by carpenter/owner Theo Johnson. The building experienced several alterations over time including: construction of a new garage, replacement of windows, and facade alterations in 1963. A vertical addition was added to the building at an unknown date.

The subject building is not architecturally distinctive such that would qualify it for listing in the California Register under Criterion 3. No information was uncovered about carpenter/owner Theo Johnson to indicate that the building was designed by a master. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. The surrounding area exhibits a broad range of construction dates from ca. 1900 to 1967, with many buildings constructed in the 1920s. Many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, 561 Clipper Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>S. Maeda</i>	<i>1-13-2017</i>

Photographs of Subject Property





SAN FRANCISCO PLANNING DEPARTMENT

JAN 17 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
75 Raycliff Terrace		0962/009A
Case No.	Permit No.	Plans Dated
2013.1249E		08/30/13
☒ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Small addition (80 sqft) to kitchen by pushing the first floor facade out to align with the second floor above		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If box is checked, a Phase I Environmental Site Assessment required.
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)

☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): GIS indicates AVG slope>20%; however, 90sft addition is within a previously developed area of the site. Monica Pereira Digitally signed by Monica Pereira DN: cn=City Planner, o=City of San Francisco, ou=City of San Francisco, email=monica.pereira@sfplanning.org, c=US Date: 2013.08.05 10:05:26 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Interior alterations/interior tenant improvements. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US Date: 2014.01.14 10:10:33 -0800	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard Date: 1/14/2014	Signature or Stamp: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US Date: 2014.01.14 10:10:33 -0800
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 7, 2013
Case No.: 2013.1249E
Project Address: 75 Raycliff Terrace
Zoning: RH-1 (D) (Residential – House, One-Family-Detached)
40-X Height and Bulk District
Block/Lot: 0962/009A
Date of Review: October 7, 2013 (Part 1)
Staff Contact: Gretchen Hilyard (Preservation Planner)
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415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

75 Raycliff Terrace is located at the northeast corner of Raycliff Terrace, a cul-de-sac located above Pacific Avenue between Divisadero and Broderick streets in the Pacific Heights neighborhood of San Francisco. 75 Raycliff Terrace is located on a rectangular-shaped lot measuring 117 ft. x 36 ft. within a RH-1(D) (Residential, House, One-Family-Detached) Zoning District and a 40-X Height and Bulk District. The building sits on a raised cul-de-sac entered from Pacific Avenue.

The subject property contains a two-story-over-basement, single-family residence constructed in 1951. The residence is designed in the Second Bay Tradition architectural style and notable historic features include: vertical redwood tongue and groove cladding, large expanses of glass including double entry doors with a glazed ribbon window transom across the south facade, raised entry with brick entry stairs and patio, overhanging second story, flat roof, integral courtyard in front setback, double-hung sash windows, full-width balconies on the north façade, and a detached one-story garage.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1951).

Neighborhood Context and Description

Pacific Heights

The Pacific Heights area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the

neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

Second Bay Tradition

The Bay Tradition styles (First, Second and Third) are the only dominant regional styles of architecture to emerge from the San Francisco Bay Area.¹ Joseph Esherick was a key player in the Second and Third Bay Traditions in Northern California and his office was particularly influential in bridging the Second and Third Bay traditions. According to the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*:

A unique regional Modern vernacular style developed in the San Francisco Bay Area in the late 1930s. Now called the Second Bay Tradition, the emerging style fused the rustic, hand crafted, woodsy aesthetic of First Bay Tradition architects (Bernard Maybeck, Julia Morgan, Ernest Coxhead, et. al), with the sleek functional design and cubic, rectilinear forms associated with European Modernism. This union of the Arts and Crafts' and International Style's philosophies, materials, and volumes resulted in a simple, yet elegant regional Modern architectural style endemic to the Bay Area. The resultant buildings are characterized by wood cladding, large expanses of glass, overhanging eaves, and flat or low pitched roof forms. They are generally more open and light filled than buildings of the First Bay Tradition. Architects associated with the Second Bay Tradition designed buildings that were generally small in scale, that adapted to the landscape and climactic conditions, and that were often built of locally sourced redwood. The richness of stained redwood resulted in luminous, earthy dwellings in keeping with emerging indoor outdoor lifestyles. The term Second Bay Tradition is used interchangeably with Bay Region Style, Second Bay Region Tradition, Bay Area Style, Bay Region Domestic, and Bay Region Modern.²

Although many of the style's key practitioners were based in San Francisco, relatively few Second Bay Tradition buildings were constructed in the City, and the vast majority of these were residential. The style is more commonly found in suburban or semi rural areas of the Bay Area. Nonetheless, San Francisco's long, narrow lots and occasionally extreme topography challenged architects to adapt the style to a urban, hillside locales, resulting in impressive feats in engineering and design. Most of the City's Second Bay Tradition buildings were constructed in already built out neighborhoods with established lot patterns.³

¹ Mary Brown, *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, San Francisco Planning Department, 179.

² *Ibid*, 179.

³ *Ibid*, 180.

The full expression of the Second Bay Tradition style is typically found in residential buildings, particularly single family houses. Generally located in (historically) wealthier residential enclaves, Second Bay Tradition houses are often sited on larger than average lots. Examples of the style are concentrated in Pacific Heights, Russian Hill, Presidio Heights, Forest Hill, and Twin Peaks though examples are scattered in other neighborhoods as well. The buildings were generally custom designed by architects, rather than built as part of developer tracts. Modern landscape designers often collaborated with architects on site design.⁴

In general, the period of significance for the Second Bay Tradition is 1937-ca. 1964. The character-defining features of the Second Bay Tradition include⁵:

- Plain, simple, or vernacular appearance
- Small scale, emphasis on volume rather than ornament
- Cladding of wood shingles or wood siding, often redwood
- Board and batten siding
- Wood cladding, often stained, though painted wood is also common
- Flat, gently pitched, or canted roof forms
- Overhanging eaves with exposed rafter tails
- Horizontal orientation
- Post and beam construction
- Large expanses of glass and/or ribbon windows
- Japanese influence seen in eaves and interior spaces (somewhat uncommon)
- Open plan or flexible interior plans
- Emphasis on indoor outdoor living spaces
- Rear yards treated as extensions of the living area
- Private Modern gardens designed by landscape architects
- Common landscape features include pergolas, atriums, and trellises.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

⁴ *Ibid*, 183.

⁵ *Ibid*, 181-182.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1941-ca. 1951 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Lindsay Furlong (dated September 16, 2013), and found in the Planning Department files, including the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a contributor to an eligible historic district resource under Criterion 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

75 Raycliff Terrace was constructed in 1951 and designed by Joseph Esherick. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under this Criterion.

The development of the Pacific Heights neighborhood was largely carried out in the early 20th century, with a second infill development period occurring in the mid-20th century. Examples of mid-20th century residential properties are scattered throughout Pacific Heights on lots that were previously left undeveloped due to steep topography and other factors. The mid-20th century infill development did not appear to follow a clear pattern and the neighborhood is not eligible for listing under this criteria.

Raycliff Terrace was developed over a period of approximately 10 years by a variety of master architects for individual clients. Although there is a cohesive period of development identified for Raycliff Terrace, this development is not a significant event such that it would qualify as a historic district under Criterion 1. (See Criterion 3 below for a discussion of the eligible historic district).

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Building permit records indicate that original owners of 75 Raycliff Terrace were Robert W. and Vivian Cahill, who resided at the property from 1951 until 1991. The Cahill's daughter, Joan Cahill Mittendorf and Bill Mittendorf have resided at the property since 1993.

Robert Cahill was a partner in his family business, Cahill Construction, a prolific construction firm in San Francisco. John R. Cahill started Cahill Construction in 1884 and worked on many reconstruction projects after San Francisco's Great Earthquake and Fire in 1906. In 1916, John R. Cahill formed a partnership with his brother Edward. In the late 1930s, John R. Cahill's four sons (John E., Richard F., **Robert W.** and J. Peter) joined the practice and eventually created their own parallel firm in 1946. According to Cahill Contractors' website:

The two firms existed side-by-side under the leadership of the Chairman of the Board, John R. Cahill, until, following Edward's death, Cahill Brothers, Inc. was dissolved in 1964.

Cahill Construction Co. Inc. built hundreds of projects in the San Francisco Bay Area and beyond during the period from 1946 to 1983, with roughly half of these for repeat clients – a testament to the quality construction and strong relationships that were forged. JR continued to be active in the family business until his death in 1987 at age 102.

John R. Cahill and his four sons received the San Francisco Building Industry Conference Board "Construction Award of the Year" for 1958 (*pictured*). In 1987 the Building Industry Conference Board declared a special posthumous honor award to John R. Cahill.⁶

Although the Cahill family appears to be a prominent entity in the building industry in San Francisco, in order to qualify for listing under Criterion 2 a property must be associated with the productive life of an important person. Although Cahill Construction played an important role in the reconstruction of San Francisco after the 1906 Earthquake and Fire and developed many projects in the 20th century, Robert W. Cahill alone was not an individually important figure. 75 Raycliff Terrace was one of 2 private residences Esherick designed for Cahill (the other was located in Woodside) and the property is not directly associated with the success of the Cahill Construction firm such that the property would qualify for listing in the California Register under Criterion 2. Therefore, the subject property is not eligible for listing in the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

75 Raycliff Terrace consists of a two-story-over-basement single-family residence constructed in 1951. The building is an example of the Second Bay Tradition and was designed by master architect Joseph Esherick. The building is a simple, conservative example of Esherick's work and is not individually distinctive such that it would qualify for listing individually in the California Register under Criterion 3. The building does appear to contribute to the eligible Raycliff Terrace Historic District as identified below.

⁶ Corporate Profile, Cahill Contractors, <http://www.cahill-sf.com/profile/history.php>, access October 4, 2013.

Raycliff Terrace was named for Milton S. Ray, the founder of the Ray Burner Company. The cul-de-sac includes eight Second Bay Tradition properties constructed between 1941 and 1951, with several subsequent alterations. The majority of the properties were designed by prominent master Bay Area architects, and collectively exhibit the characteristics of the Second Bay Tradition and the individual master architect's work.

A Historic Resource Evaluation Report (HRER) completed in 2006 for the neighboring property at 2870 Pacific Avenue identified the building as both individually significant under Criterion 3 as the work of master architectural firm Wurster, Bernardi & Emmons, as an example of the Modern Movement, and as a contributor to the potential Raycliff Terrace Historic District. The HRER did not provide a detailed context for the historic district, but identified Raycliff Terrace for its significant concentration of master-designed residences of the First and Second Bay Tradition.⁷

In 1960, *Buildings of the Bay Area: A Guide to the Architecture of the San Francisco Bay Region* was published by the American Institute of Architects (AIA) to coincide with the organization's annual convention that was held in San Francisco in 1960. The book was the first guide to attempt to classify the Bay Region Tradition and catalogue examples of the movement in San Francisco, Marin, East Bay and Peninsula. Raycliff Terrace was featured in the book and detailed as "an opportunity to compare recent works of several architects at close hand."⁸

According to the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*:

A property may qualify under Criteria 3 as a contributor to a historic district if it is situated within a geographically cohesive grouping of buildings related by design or architect. In order to meet local, state, and national registration requirements as a historic district, a majority of contributing properties would need to retain most of their character defining features. Contributors to a historic district need not meet as high a threshold for integrity as individual buildings. Given that the Second Bay Tradition style was usually applied to architect designed individual buildings located in already built out neighborhoods, it is more likely that a Second Bay Tradition building is eligible for individual rather than historic district listing. Potentially, however, small, unrelated groupings of architect designed buildings – such as those located on Raycliff Terrace, Normandie Terrace, the 2600 block of Broadway Street and the 3000 block of Pacific Street in Pacific Heights – may be eligible for listing as a historic district.⁹

Raycliff Terrace is eligible for listing in the California Register under Criterion 3 as a historic district. Raycliff Terrace is a rare example of a grouping of residences designed in the Second Bay Tradition by notable master architects of the era. The residences were designed by master architects Joseph Esherick; Wurster, Bernardi & Emmons; Gardner Daily; Germano Milono; with example gardens designed by master landscape architect Thomas Church. Few examples of the Second Bay Tradition exist in San

⁷ San Francisco Planning Department, *Historic Resource Evaluation Report: 2870 Pacific Avenue*, dated April 3, 2006. (Case #2005.0886E).

⁸ Woodbridge, John Marshall and Sally, *Buildings of the Bay Area: A Guide to the Architecture of the San Francisco Bay Region*. Published in connection with the Annual Convention of the American Institute of Architecture, San Francisco, California, April 8-April 22, 1960. New York: Grove Press, Inc, p. 3SF.

⁹ *Ibid*, 184.

Francisco, as the style was often employed in suburban Bay Area communities. Therefore, the rarity of the building type further strengthens the Criterion 3 significance for the eligible historic district.

75 Raycliff Terrace was constructed in 1951 as a single-family residence designed by Joseph Esherick in the Second Bay Tradition. The building is directly associated with the context of the potential Raycliff Terrace Historic District and is a contributing property to the eligible historic district. All contributing properties are outlined in the table below:

Raycliff Terrace Historic District – Contributing Properties

Address	Project/Client Name	Architect/Landscape Architect	Date
1 Raycliff Terrace	Robert Sinton House	Gardner Dailey	1951
25 Raycliff Terrace	Robert and Elizabeth Smith House (job #4812)	Wurster, Bernardi & Emmons	1948, 1956-1964 remodels
*45 Raycliff Terrace	Unknown	Unknown	1941
55 Raycliff Terrace	Carl Stern House	Germano Milono/Thomas Church	1957 and 1959 remodels (1941 original construction by unknown architect)
65 Raycliff Terrace	Richard E. Guggenheim House	Unknown/Thomas Church	1941
75 Raycliff Terrace	Robert Cahill House (job #5013)	Joseph Esherick	1951
*20 Raycliff Terrace	Unknown	Unknown	1947
2870 Pacific Avenue	Mr. and Mrs. Homer Tyler House (job #5016)	Wurster, Bernardi & Emmons	1951

**No documentary information was found about the architects or construction chronology for 20 and 45 Raycliff Terrace, the properties are assumed to be contributors to the district based on visual appearance and construction dates, which coincide with the development of the district.*

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Since its initial construction in 1951 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: interior partition alterations (1954), replace existing garage door (1988), and repair garage roof (1995).

Overall, 75 Raycliff Terrace retains sufficient integrity to convey its significance as a contributor to the eligible Raycliff Terrace Historic District, which is eligible for listing on the California Register under Criterion 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the eligible Raycliff Terrace Historic District include:

- Location along Raycliff Terrace (cul-de-sac).
- Plain, simple, or vernacular appearance.
- Emphasis on volume rather than ornament.
- 1-2 story height, some extend to 3 or 4 stories at the rear façade along Broadway.
- Appearance of two primary facades (Raycliff Terrace facing façade and main street facing façade).
- Boxy, horizontally oriented form.
- Cladding of wood shingles or wood siding, often redwood.
- Post and beam or wood-frame construction.
- Large expanses of glass and/or ribbon windows.
- Double-hung or casement, wood or metal sash windows.

- Full-width balconies.
- Flat, gently pitched, or canted roof forms.
- Emphasis on indoor outdoor living spaces.
- Landscaped front setbacks, many designed by Thomas Church and other prominent landscape architects.
- Common landscape features include pergolas, atriums, and trellises.
- Some detached or integral one-story garages.

CEQA Historic Resource Determination

☒ Historical Resource Present

☐ Individually-eligible Resource

☒ Contributor to an eligible Historic District

☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

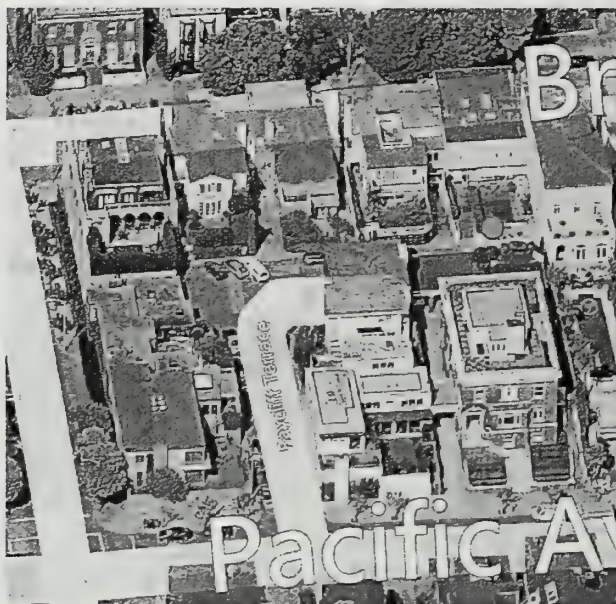
Tina Tam, Senior Preservation Planner

Date: 10-15-2013

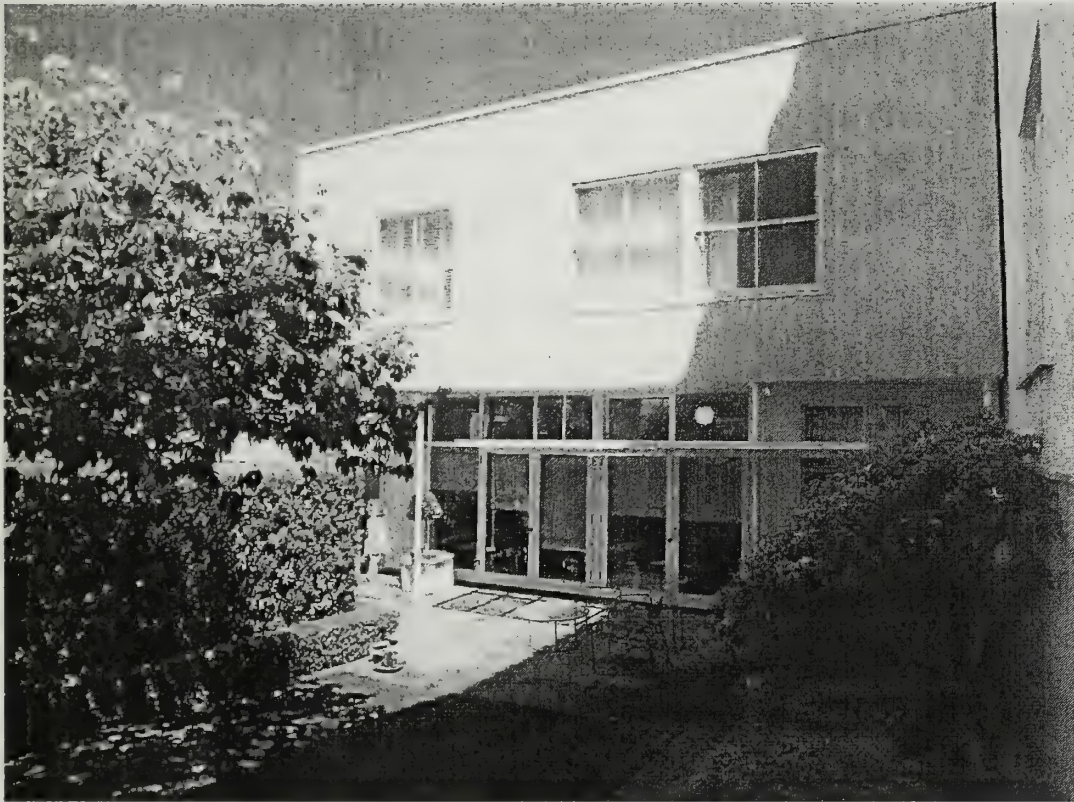
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\75 Raycliff Terrace\75 Raycliff Terrace_HRER Part I.doc

IMAGES



Bird's eye view of Raycliff Terrace, looking north. 75 Raycliff Terrace indicated with blue dot.
Image courtesy of Bing, 2013.



View of 75 Raycliff Terrace looking northwest, 2013. Image courtesy of EHDD.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 9, 2014
Case No.: 2013.1249E
Project Address: 75 Raycliff Terrace
Zoning: RH-1 (D) (Residential – House, One-Family-Detached)
40-X Height and Bulk District
Block/Lot: 0962/009A
Date of Review: October 7, 2013 (Part I)
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Staff Contact: Gretchen Hilyard (Preservation Planner)
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PART II: PROJECT EVALUATION

Pre-Existing Historic Rating / Survey

Constructed in 1951, the subject building at 75 Raycliff Terrace is located at the northeast corner of Raycliff Terrace, a cul-de-sac located above Pacific Avenue between Divisadero and Broderick streets in the Pacific Heights neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated October 7, 2013), the Department has determined that the subject property is eligible for inclusion on the California Register a contributor to an eligible historic district under Criterion 3.

The subject building is located within the eligible Raycliff Terrace Historic District, bounded by Broadway to the north, Divisadero Street to the east, Pacific Avenue to the south, and Broderick Street to the west. The historic district appears to be eligible for listing in the California Register under Criterion 3 (Architecture) as a rare example of a grouping of residences designed in the Second Bay Tradition by notable master architects of the era. The residences were designed by master architects Joseph Esherick; Wurster, Bernardi & Emmons; Gardner Daily; Germano Milono; with example gardens designed by master landscape architect Thomas Church. Few examples of the Second Bay Tradition exist in San Francisco, as the style was often employed in suburban Bay Area communities. Therefore, the rarity of the building type further strengthens the Criterion 3 significance for the eligible historic district. This eligible historic district has not been formally surveyed or evaluated. For the purposes of this HRER, the subject property at 75 Raycliff Terrace was examined for its possible contribution to the eligible historic district and no other buildings within the district boundary were evaluated in detail.

The character-defining features of the eligible Raycliff Terrace Historic District include but are not limited to:

- Location along Raycliff Terrace (cul-de-sac).
- Plain, simple, or vernacular appearance.

- Emphasis on volume rather than ornament.
- 1-2 story height, some extend to 3 or 4 stories at the rear façade along Broadway.
- Appearance of two primary facades (Raycliff Terrace facing façade and main street facing façade).
- Boxy, horizontally oriented form.
- Cladding of wood shingles or wood siding, often redwood.
- Post and beam or wood-frame construction.
- Large expanses of glass and/or ribbon windows.
- Double-hung or casement, wood or metal sash windows.
- Full-width balconies.
- Flat, gently pitched, or canted roof forms.
- Emphasis on indoor outdoor living spaces.
- Landscaped front setbacks, many designed by Thomas Church and other prominent landscape architects.
- Common landscape features include pergolas, atriums, and trellises.
- Some detached or integral one-story garages.

75 Raycliff Terrace is therefore considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: December 5, 2013 by EHDD

Project Description

The subject property at 75 Raycliff Terrace contains a two-story-over-basement, single-family residence constructed in 1951. The proposed project includes an 80-square-foot expansion of the existing kitchen to the south by in-filling 2/3rds of the existing exterior loggia, in-kind replacement of the existing windows and the primary entrance door, and compatible replacement of the central kitchen doors on the primary facade. These changes will result in reconfiguration of the operation of the central kitchen doors and reduction of the size of the exterior loggia feature. The second story windows will be replaced in-kind with double-hung wood-sash. Work will be limited to the south (primary) facade.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the eligible historic district.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include replacement of the existing windows and doors on the primary façade and partial in-fill of the existing exterior loggia. The materials, profiles and details of the window and door replacements will match the existing and will not result in the loss of character-defining features. The in-fill of 2/3rds of the existing exterior loggia will reduce the size of this feature; however, the existing recessed entry at the west end of the primary façade will be retained to reference the original character and configuration of the loggia.

The proposed project will not result in the removal of the character-defining features of the eligible historic district and the materials, features, spaces and spatial relationships that characterize the historic district will be maintained.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves in-filling a portion of the existing exterior loggia to expand the kitchen. The existing recessed entry will be retained and will provide a record of the extent of the original exterior

loggia feature. New features will be detailed to match the existing adjacent historic fabric, but will be recognized as new alterations and constructed of contemporary materials. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the retention of the property's character-defining features, including features of the primary façade, the overall massing and proportion of the building such that its relationship to the historic district will be unchanged. Proposed changes such as the partial in-fill of the existing exterior loggia and in-kind replacement of windows and doors on the primary façade will not alter the distinctive materials, features, finishes and craftsmanship that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will result in minimal change to the character-defining features of the historic district and new features will be detailed to match the historic materials, features and spatial relationships that characterize the subject property within the historic district.

Replacement doors and windows are designed to match the existing materials, profiles and detailing of the existing features and replacement of these features will not alter the character of the historic district. The in-fill of a portion of the exterior loggia will minimally alter this feature; however, enough of the original recessed entry will remain to understand the historic character and evolution of the primary facade. The central kitchen doors will be replaced with new sliding doors that match the materials, profiles and character of the existing doors. The operation of the doors will be modified, which will allow these features to read as contemporary interventions. The new additions to the property will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed new construction will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. If these new features were removed in the future, the essential form and integrity of the property and historic district would be unimpaired.

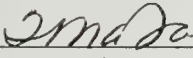
Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 1-13-2014

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\75 Raycliff Terrace\HRER Part II\75 Raycliff Terrace_HRER_Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

JAN 17 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3772 21st Street		3604/025	
Case No.	Permit No.	Plans Dated	
2013.1575E	2013.06.05.8713	5/25/2013	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The project includes: 1) a 15'-6" rear horizontal addition within the existing footprint and rearrangement of the fenestration pattern at the third story, and 2) modification of the roof structure 21' from the face of the building for a new 122 sq. ft. mezzanine to the existing three-story, single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

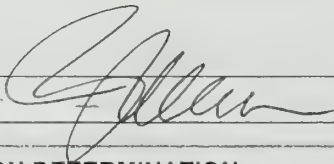
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

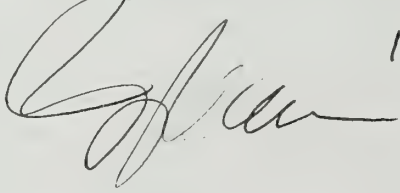
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR Form signed by Senior Preservation Planner on 1/13/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Doug Vu	Signature or Stamp: 
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	1/14/14
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination signed/dated 10/03/2013 and additional literature/permit research conducted by Department staff, the subject property at 3772 21st Street was originally improved with a 25'x34' one and one-half story, wood-frame on a concrete foundation, single-family residence constructed in the Queen Anne cottage style in 1907-1909 by architect/builder E.D. Marlatt. Permit records document extensive interior and foundation work, along with rear horizontal additions at the first/second floors in 2004 and 2007. It is apparent the building was raised to accommodate a garage and minor alterations to the facade have been made in the past.

Noe Valley was developed primarily between the 1890s and the 1910s as a working/middle class residential neighborhood. Buildings are typically wood frame construction, two to three stories in height, and most frequently single-family residences or flats. Common architectural styles include examples of San Francisco Stick, Queen Anne and Edwardian era designs, with examples of Shingle, Craftsman and Mediterranean Revival also present. The subject block contains mostly single-family dwellings constructed between 1900 and 1999 in various styles including Queen Anne, Mediterranean Revival, Craftsman and Modern. Although the building possesses some characteristic features such as a front-facing gable, asymmetrical openings, a centrally located entry and stairs, it lacks detailing and decorative woodwork, and is not architecturally distinct that would qualify it for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. Since the subject block includes a range of buildings constructed between 1900 and 1999, of which many have been substantially altered, it would also not qualify as a potential historic district.

Therefore, 3772 21st Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-13-2014







SAN FRANCISCO PLANNING DEPARTMENT

JAN 17 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
353 Noe Street		3564/070A	
Case No.	Permit No.	Plans Dated	
2013.1455E	2013.10.08.8810	10/3/2013	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Rear horizontal addition at first/second stories, rear decks and stairs at second/third stories, and facade alterations to existing three-story, two-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

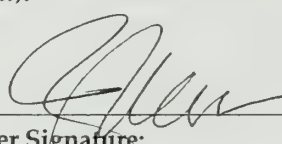
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

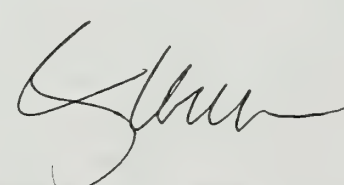
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed by Senior Preservation Planner on 1/13/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Doug Vu	Signature or Stamp:  1-14-14
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	12/16/2013	Date of Form Completion	1/13/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	353 Noe Street	
Block/Lot:	Cross Streets:	
3564/070A	16th & 17th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.10.08.8810/2013.1455E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/3/2013
------------------------------------	-----------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination and Report dated 9/30/2013 and prepared by Andy Rodgers, Architect, and additional literature research by Department staff, the subject property at 353 Noe Street is improved with a three-story, wood-frame, two-family residence that was originally permitted as a Victorian style two-story, single-family residence in 1923 by A.J. Falvey for the original builder and owner, J.P. Shaar. Prior to its construction, the lot in the Upper Market neighborhood was part of a larger parcel that was improved with a private garage (dba Western Contracting Co). Permit records for the exterior were issued in 1940 to stucco over the rustic siding, in 1941 to alter the primary windows and cover the south-facing side elevation w/ asbestos shingles, and in 1954 to install an overhead garage door. Undocumented alterations to the property include modifications to the primary facade, including the addition of a portico.

The subject block is a mix of single- and multi-family dwellings constructed between 1900 and 1998 with architectural styles ranging from the Victorian to Modern eras. Of note are Italiante, Edwardian and Mediterranean Revival examples constructed between 1900 and 1922. The subject building has been substantially altered from its original style through the application of stucco siding, replacement of original windows with extruded vinyl windows, and the addition of the portico. It is not architecturally distinct and thus would not qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject building is not located within the boundaries of any identified historic districts. The visual continuity of the block is disrupted by the subject building, the 22-unit S.F. Housing Authority building adjacent to the south that was constructed in 1971, and a few other modern/contemporary buildings that were constructed in 1950 and 1998, respectively. As such, the subject block would not qualify as a potential historic district.

Therefore, 353 Noe Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>JmaDa</i>	1-13-2014



SUBJECT PROPERTY - FRONT FACADE

353-355 NOE STREET
SAN FRANCISCO, CA 94114
BLOCK 3564 LOT 070A



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1503-07 Francisco	BLOCK/LOT(S) 0482/001
--------------------------------------	--------------------------

CASE NO. 2013.0847E	PERMIT NO. 2013.0531.8402	PLANS DATED 5/30/13
------------------------	------------------------------	------------------------

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

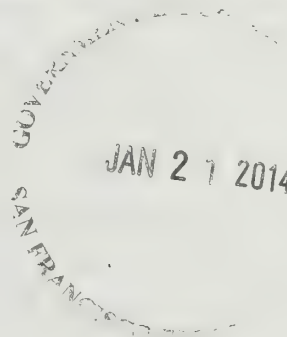
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography



CONTINUED ON PAGE 2

Slope = or > 20%: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Landslide Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Liquefaction Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ Category A: Known Historical Resource **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. Change of Use and New Construction (tenant improvements not included).
2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.
4. Window replacement that meets the Department's Window Replacement Standards (does not include storefront window alterations).
5. Garage work, specifically, a new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of garage door in an existing opening.
6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.
7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.
8. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin: Dormer Windows.
9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

06/21/13
UP
Per GIS database the only CEQA resource that requires additional review is Historical Preservation

NOTE:

Project Planner must check box below before proceeding.

- ☐ Project is not listed:

GO TO STEP 5

- ☐ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 5

STEPS CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

* *stc* 9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

1/15/14

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

stc
Preservation Planner Initials

STEPS CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Shelley Caltagirone
Planner's Signature

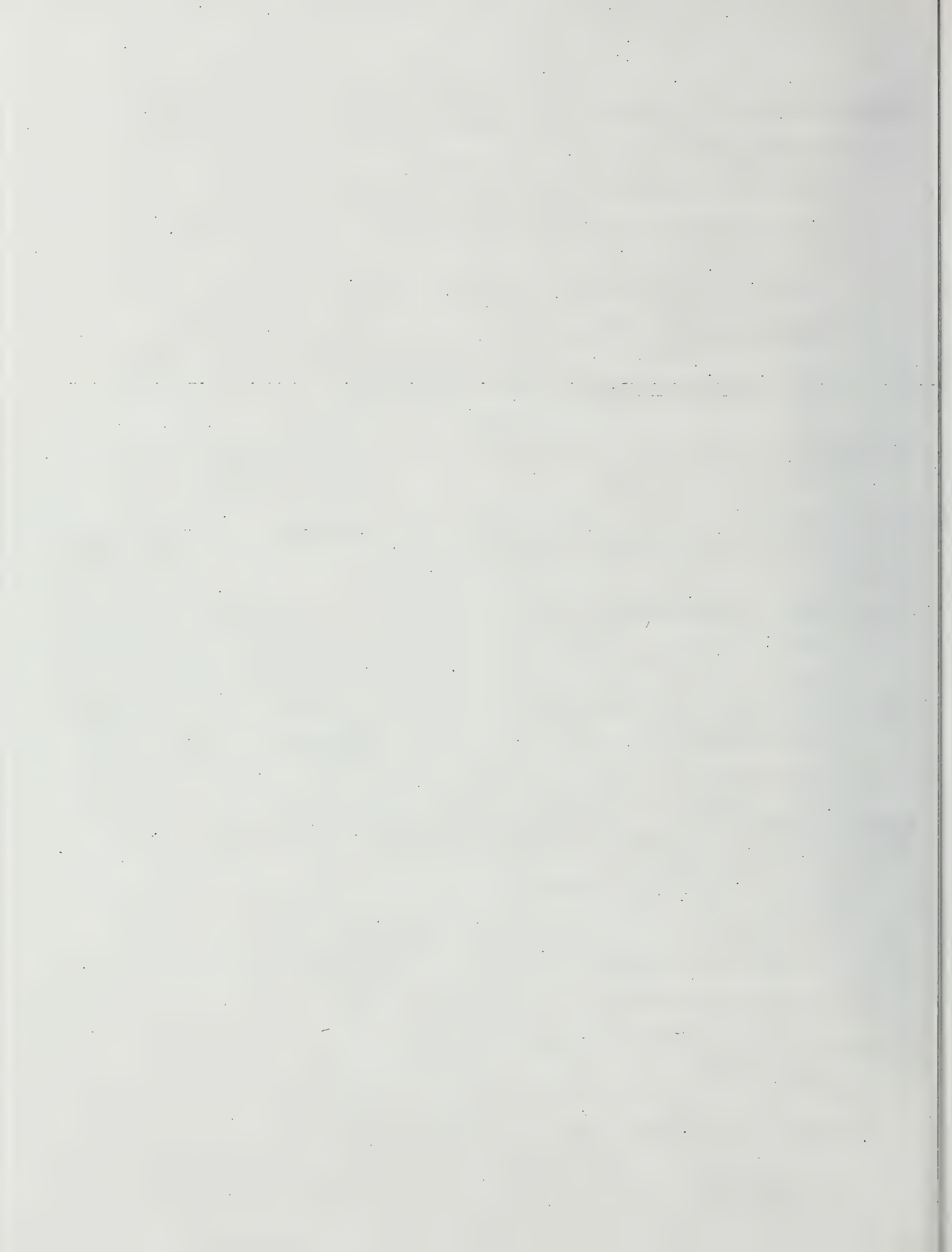
Shelley Caltagirone
Print Name

1/15/14
Date

STOP!

Must file *Environmental Evaluation Application*.

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: December 20, 2013
Case No.: 2013.0847E
Project Address: 1503 -1507 Francisco Street
Zoning: RH-3 (Residential – House, Three-Family) Zoning District;
40-X Height and Bulk District
Block/Lot: 0482/001
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: December 13, 2013 (Part 1)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
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PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the northeast corner of the intersection at Francisco and Octavia Streets in the Marina District. The property is located within a RH-3 (Residential – House, Three-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1924 by the Lang Realty Company. The building is a three-story-over-garage, wood-frame, three-family residence clad in stucco with a flat roof.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed c.1924).

Neighborhood Context and Description

The immediate area surrounding the subject property at 1503 – 1507 Francisco Street consists of two-, three-, and four-story residential buildings that were predominantly constructed during the mid-1920s, following the dismantling of the Panama Pacific International Exposition, which occupied the site through 1916. Residential buildings vary in size and density, including single-family dwellings, flats, and apartments. Architectural influences that are exhibited by buildings in this area include Edwardian, Mission Revival, Mediterranean Revival, and Modern. On the block of Francisco Street between Laguna and Octavia Streets, which contains the subject property at 1503 – 1507 Francisco Street, most buildings may be characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural character. The area contains a typical rectangular urban block/lot layout. Residential buildings are typically built out to the front lot lines on long narrow lots with no side yards.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historic resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation report prepared by Page & Turnbull (March 7, 2013) and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building was constructed during the early 20th century, which is a major period of development for the area, this pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research into the history of the owners and occupants of the subject property was conducted online at *Ancestry.com* and through historical directories, census records, and newspapers, including the *San Francisco Call* and the *San Francisco Chronicle*. This research indicates that the first owner of the subject property, Adolfo Bley, was a significant figure, albeit not in our local and regional past. Bley was a prominent banking figure from the state of Sonora, Mexico. He held residences in Los Angeles and San Francisco beginning in the 1920s, following a long term presidency with the Bank of Sonora. The duration and extent of Bley's residency at the subject building are unknown, although he died in San Francisco in 1930. While Bley was clearly a significant banking and business figure in Sonora, Mexico, no records

suggest that he was a significant figure in the history of the region or state. Furthermore, association of his residency at the property does not appear to be of historic importance. Likewise, later residents of the building do not appear to be of significance to regional or state history. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 1503 – 1507 Francisco Street does not represent the work of a master or possess high artistic value. The property does not embody the distinctive characteristics of a type, period, region, or method of construction. The Mediterranean Revival Style building, constructed in 1924, is attributed to architect Harold G. Stoner of the Lang Realty Company. While Stoner was a prolific architect and may be considered a master, most notably in affluent residential neighborhoods of San Francisco, the subject property does not stand out in the context of his career or that of the surrounding neighborhood.

Furthermore, the property does not appear to contribute to a potential California Register-eligible historic district. The surrounding vicinity contains a high concentration of Mediterranean Revival and Stucco-clad Edwardian buildings of similar massing constructed in a short period of time, although the neighborhood has seen numerous alterations and additions that have impacted the cohesiveness of the neighborhood's character. The area additionally does not reflect an exemplary collection of such buildings.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation, but it should be noted that the significant ground disturbance caused by the infilling of the marshland and lagoon at the turn of the century would likely have disturbed any pre-existing archaeological sites.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Discussion of integrity is not applicable as the building was not found to be historically significant.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Discussion of features is not applicable as the building was not found to be historically significant.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-15-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





01-22-14P03:47 RCVD

SAN FRANCISCO PLANNING DEPARTMENT

MEMO

JAN 22 2014

DATE: January 15, 2014
FROM: Erik Jaszewski, Environmental Planning
RE: 500 Second Street - Community Plan Exemption
Case 2013.0506E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

On November 19, 2013, the San Francisco Planning Department issued a Community Plan Exemption under the California Environmental Quality Act (CEQA) for the project at 500 Second Street (Case no. 2013.0506E). The project heading and existing building description contained an incorrect lot size and number of stories, respectively.

The enclosed Community Plan Exemption has been corrected and reissued in order to accurately reflect the existing conditions of the project site and structure.

For any questions, please contact Erik Jaszewski, Environmental Planner, at (415) 567-6813 or email at erik.jaszewski@sfgov.org.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.0506E
Project Title: 500 Second Street
Zoning/Plan Area: MUO (Mixed-Use Office); 65-X Height and Bulk District
East SoMa Subarea of the Eastern Neighborhood Rezoning and Area Plan
Block/Lot: 3775/001
Lot Size: 3,600 square feet
Project Sponsor: John Kevlin; Reuben, Junius & Rose, LLP
(415) 567-9000
Staff Contact: Erik Jaszewski – (415) 575-6813
Erik.Jaszewski@sfgov.org

1650 Mission St.
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San Francisco,
CA 94103-2479

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Fax:
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southwest corner of Bryant and Second Streets in the South Park neighborhood. The site is developed with a three-story, 13,883 square-foot (sf) brick industrial building constructed in 1919. The structure covers the entire project site, fronting on Second Street. The proposed project entails conversion of the entire building from industrial to office use. No exterior alteration to the building or site is proposed. Five bicycle parking spaces would be provided in a new, secure room, provision of which entails minor interior alteration in the basement level. No new space will be added to the existing building. No car parking exists on the project site and none is proposed.

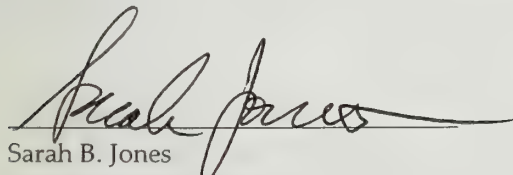
(continued on page 2)

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines California and California Public Resources Code Section 21083.3.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Sarah B. Jones
Environmental Review Officer

January 15, 2014
Date

cc: John Kevlin, Project Sponsor
Erik Jaszewski, Environmental Planner
Rich Sucre, Preservation Planner

Supervisor Jane Kim, District 6
Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

500 Second Street is located on a rectangular lot measuring 40 feet (ft) by 90 ft on the southwest corner of Second and Bryant Streets (Assessor's Block 3775 Lot 001). Constructed in 1919, the building at 500 Second Street is a contributing resource to the South End Historic District and is located within the MUO (Mixed Use Office) Zoning District and within a 65-X Height and Bulk District. The building is known as the Auerbach Building, named after the original owner Milton Auerbach. The structure is listed as an Unreinforced Masonry Building which has been previously seismically retrofitted according to the Department of Building Inspection's (DBI) records. The building at 500 Second Street is a known historic resource for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

A Certificate of Appropriateness (Case File No. 2012.0780A) and Building Permit (Application No. 201212045382) have previously been obtained for the site at 500 Second Street, allowing for recent interior and exterior alterations to the building. However, no interior or exterior alterations are proposed as part of this project.¹

The proposed project is subject to notification under Section 312 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action.

REMARKS:

Section 15183 of the State CEQA Guidelines states that projects which are consistent with the development density established by a community plan for which an Environmental Impact Report was certified shall not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic, plan area EIR.

This determination evaluates the potential project-specific environmental effects of the 500 Second Street project described above, and incorporates, by reference, information contained within the programmatic *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR – Case No. 2004.0160E; State Clearinghouse No. 2005032048). The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the Eastern Neighborhoods FEIR.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This

¹ Kevlin, John. RE: *Facade Alteration at 500 2nd St.* Electronic mail communication to Erik Jaszewski. August 2, 2013. This email communication is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0506E.

determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR.

Background

The Eastern Neighborhoods FEIR included analyses of the following environmental issues: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed project at 500 Second Street is in conformance with the height, use and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods FEIR. Thus, the Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 500 Second Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 500 Second Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods FEIR, including project-specific impacts related to land use, cultural and paleontological resources, transportation, noise, air quality, shadow, and hazardous materials.

Land Use and Planning

The Eastern Neighborhoods project rezoned much of the city's industrially zoned land. Its goals were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue discussed in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for Production, Distribution & Repair (PDR) employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most amount of PDR land uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost with future development under all three options could not be precisely gauged, the Eastern Neighborhoods FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR use in the Plan Area. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Eastern Neighborhoods FEIR included one mitigation measure requiring that land use controls in Western SoMa incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure would conflict with other City policy goals, including the provision of affordable housing. This measure is not applicable to the proposed project, which is not in Western SoMa.

The proposed project at 500 Second Street falls within the East Soma Area Plan of the San Francisco General Plan. It is in the Mixed Use Office (MUO) District, which is intended for office uses and housing, as well as small-scale light industrial and arts activities. The MUO District is intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the MUO District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the MUO Zoning District.

Per Planning Code Section 803.9, in designated historic buildings in the MUO District, all uses are permitted as of right, provided that the project does not contain nighttime entertainment, and that the Zoning Administrator determines that allowing the proposed use would enhance the feasibility of preserving the building, and that the proposed project complies with the *Secretary of the Interior's Standards*.

As discussed above, the Eastern Neighborhoods FEIR determined that adoption of the Area Plan would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The proposed project would contribute to this impact by converting an existing building that has been occupied by PDR (industrial) uses in the past to office use. Such conversion to office uses and the related contribution to cumulative impacts, including that of the proposed project, were anticipated and analyzed in the Eastern Neighborhoods FEIR. The proposed project would therefore not result in a peculiar impact related to loss of PDR uses that was not identified in the Eastern Neighborhoods FEIR. Furthermore, the Citywide Planning and Neighborhood Planning Divisions of the Planning Department have determined that the proposed project is permitted in the MUO Zoning District and consistent with the height, density, and land uses as specified in the East SoMa Subarea of the Eastern Neighborhoods Area Plan, maintaining the mixed character of the area by encouraging PDR, small offices, and residential development.²³

² Varat, Adam, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2013.0506E, 500 Second Street. September 3, 2013. This document is on file and available for review as part of Case File No. 2013.0506E.

³ Jeff Joslin, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Current Planning, Case No. 2013.0506E, 500 Second Street. November 13, 2013. This document is on file and available for review as part of Case File No. 2013.0506E.

Cultural and Paleontological Resources

The Eastern Neighborhoods FEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts to archeological resources to less-than-significant. The Eastern Neighborhoods FEIR also anticipated that implementation of the Eastern Neighborhoods Area Plans may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). As the project does not involve new construction or alteration, Mitigation Measure K-1 does not apply to this project.

Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because the project would not result in the alteration of any exterior features.

The Planning Department's Property Information Database lists the property as part of the South End Historic District, as designated in the National Register of Historic Districts. As the project does not involve major alteration or demolition of the subject building within the aforementioned district, the project would not result in a substantial adverse change on the significance of the overall historic district. Furthermore, according to the Department's Property Information Database, the building is a known historic resource for purposes of CEQA review. However, the project does not propose demolition, relocation, or alteration of the historic resource or its immediate surroundings such that the significance of an historic resource would be materially impaired. Therefore, the project would not result in significant impacts to an historic resource.

Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared, or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology. The three archeological mitigation measures do not apply to the proposed project at 500 Second Street because the project would not involve any subsurface excavation or soil disturbance.

Therefore, the proposed project would not result in a peculiar impact related to cultural and paleontological resources

Transportation

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancement of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the San Francisco Municipal Transportation Agency (SFMTA) or other City agencies. Even with mitigation, however, it was anticipated that the Eastern Neighborhood Rezoning and Area Plan's significant adverse impacts at certain local intersections and the cumulatively considerable impacts on certain transit lines and intersections could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable even with mitigation incorporated, and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods approval on January 19, 2009.

The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, Initial Study checklist significance criterion 5c would not apply to the proposed project.

Traffic and Transit. As discussed in the project description, the proposed project would replace existing on-site PDR uses with office uses. Trip generation rates for office and PDR are equivalent; thus, the change in use from PDR to office would not trigger any change in trip generation.

Bicycling. A designated bike route runs along Second Street adjacent to the project site. There are bike lanes within two blocks of the project site along Townsend Street and Folsom Street. The proposed project would not substantially interfere with bicycle accessibility to the project site or adjoining areas because it would not make any alterations to the bike lanes, roadways, or adjacent sidewalks. Implementation of the proposed project could encourage more existing users to bring their bicycle to the project site (approximately 13 daily and 1 PM peak hour bicycle person-trips) as the proposed project would provide new bicycle parking (e.g., bicycle racks) in accordance with the Planning Code. The fact that more persons would be bringing their bicycles to the project site would not create potentially hazardous conditions for bicyclists because bikeways and Muni bus stops exist adjacent to and within one block of the project site; therefore users could walk their bicycles safely along sidewalks from nearby bikeways or Muni bus stops to the project site. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to bicycling.

Parking. Parking conditions are not static, as parking supply and demand varies from day-to-day, from day-to-night, from month-to-month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or

significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new uses associated with the proposed project was determined based on the methodology presented in the *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002). On an average weekday, the demand for parking would be 15 spaces. No off-street parking exists on-site and the proposed project would not include off-street parking. Therefore, the proposed project would have an unmet parking demand of 15 parking spaces. The resulting parking deficit would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. On-street parking is available on both Bryant Street and 2nd Street and off-street parking is available at several nearby lots. Additionally, the project site is well served by public transit and bicycle facilities. The project site is well-served by local public transit, including the Muni Metro Historic Streetcar F Line, four Muni bus routes (10, 30, 45, 91), and three Muni Metro lines (J, KT, N). The Civic Center BART station with access to BART's regional rail lines is approximately ¾-mile distance the project site. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

In summary, the proposed project would not result in a substantial parking deficit and create hazardous conditions or significant delays effecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less-than-significant.

In conclusion, no peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR are not applicable to the proposed project.

Noise

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to other noisy uses such as PDR, retail, entertainment, cultural, institutional, educational, and office uses. In addition, the Eastern Neighborhoods FEIR noted that implementation of the plan would incrementally increase traffic-generated noise on some streets in the project area, and result in construction noise impacts from pile driving and other construction activities. With implementation of six noise mitigation measures cited in the Eastern Neighborhoods FEIR, Plan-related noise impacts were found to be less-than-significant.

The proposed project at 500 Second Street involves the conversion of PDR to office use. Eastern Neighborhoods FEIR Mitigation Measures F-1 and F-2, which involve noise controls on the use of pile driving equipment and other construction equipment, are not applicable to the proposed project because the project would not involve construction or related activities such as pile driving. Thus, the project would not result in construction noise that could substantially affect any nearby sensitive receptors.⁴

Eastern Neighborhoods Mitigation Measure F-3 includes noise-reduction requirements for new development projects that include noise-sensitive uses along streets with elevated noise levels. Mitigation Measures F-4 and F-5 require analyzing noise-generating sources reducing potential conflicts between noise-generating uses and sensitive receptors. The project does not include installation of noise-generating sources; thus, these three mitigation measures are not applicable to the proposed project.

In conclusion, the proposed project would not result in any significant noise impacts.

Air Quality

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. Four mitigation measures were identified that would reduce air quality impacts to less-than-significant levels.

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality

⁴ Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

impacts would be reduced to less-than-significant levels. Since the project at 850–870 Brannan Street would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

Mitigation Measure G-2 requires new residential development near high-volume roadways to include an analysis of particulate matter, and, if warranted, to incorporate upgraded ventilation systems to minimize exposure of future residents to particulate matter. In response to this concern, the San Francisco Health Code was amended to require that newly constructed buildings containing ten or more residential units near high-volume roadways (within the 'Potential Roadway Exposure Zone') perform an air quality assessment. The proposed project does not involve the addition of residential units; thus Mitigation Measure G-2 is not applicable to the proposed project.

Mitigation Measure G-3 minimizes the potential exposure of sensitive receptors to dust particulate matter (DPM) by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would convert industrial space to office space, and it is not expected to generate substantial DPM emissions or be served by 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs. The proposed project would convert PDR space to office space and would not be expected to generate substantial levels of TACs. Thus, Mitigation Measure G-4 is not applicable to the proposed project.

In conclusion, there are no air quality impacts that would be peculiar to the proposed project, and air quality impacts therefore would be less-than-significant.

Shadow

Under the Eastern Neighborhoods FEIR, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.⁵ The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified. The proposed project would not result in any exterior modifications; thus, the proposed project would have no shadow impacts.

Hazards and Hazardous Materials

The Eastern Neighborhoods rezoning resulted in a reduction in the amount of previously zoned industrial land. Some land previously zoned for industrial purposes no longer allows for PDR uses, and

⁵Section 295 of the Planning Code provides that new structures above 40 ft in height that would cast additional shadows on properties under the jurisdiction of, or designated to be acquired by, the Recreation and Park Commission may be issued except upon prior action of the City Planning Commission.

the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development under the Eastern Neighborhoods rezoning may involve demolition or renovation of existing structures that may contain hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less-than-significant.

The project at 500 Second Street does not involve renovation or the removal and/or disturbance of hazardous building materials including equipment containing PCBs, DEPH, or mercury, such as fluorescent light ballasts and light tubes. Mitigation Measure L-1, Hazardous Building Materials, would therefore not apply to the proposed project. Thus project-related impacts related to hazardous building materials would be less-than-significant.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on August 15, 2013 to owners and occupants of properties within 300 feet of the project site, and to other potentially interested parties.

The Planning Department did not receive any public comments regarding this project.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 500 Second Street. As described above, the 500 Second Street project would not result in any peculiar or more severe significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 500 Second Street would not result in any environmental impacts substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

Case No.: 2013.0506E
Project Title: 500 Second Street
Zoning/Plan Area: MUO (Mixed-Use Office); 65-X Height and Bulk District
East SoMa Subarea of the Eastern Neighborhood Rezoning and
Area Plan
Block/Lot: 3775/001
Lot Size: 3,600 square feet
Project Sponsor: John Kevlin; Reuben, Junius & Rose, LLP
(415) 567-9000
Staff Contact: Erik Jaszewski – (415) 575-6813
Erik.Jaszewski@sfgov.org

A. PROJECT DESCRIPTION:

The project site is located on the southwest corner of Bryant and Second Streets in the South Park neighborhood. The site is developed with a three-story, 13,883 square-foot (sf) brick industrial building constructed in 1919. The structure covers the entire project site, fronting on Second Street. The proposed project entails conversion of the entire building from industrial to office use. No exterior alteration to the building or site is proposed. Five bicycle parking spaces would be provided in a new, secure room, provision of which entails minor interior alteration in the basement level. No new space will be added to the existing building. No car parking exists on the project site and none is proposed.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the Eastern Neighborhoods programmatic final EIR (FEIR). Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the FEIR. Any impacts not identified in the FEIR will be addressed in a separate Focused Initial Study or EIR.

For any topic that was found to be less-than-significant (LTS) in the FEIR and for the proposed project or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FFEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Project-level Significant Impacts

The proposed project would result in a change of uses from production, distribution & repair (PDR) to office use within an existing building and would not result in any exterior changes. The proposed project does not involve any exterior modifications and thus would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Therefore, the project would have no impacts related to aesthetics.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The FEIR concluded that an increase in population in the Plan Area was expected to occur as a secondary effect of the proposed rezoning that would not, in itself, result in adverse physical effects, but would serve to advance some key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Plan neighborhoods, including the East SoMa area. The FEIR estimated that implementation of the plan would result in over 3,000 new jobs would be added in the East SoMa Area between 2000 – 2025. Based on the City's standard employment densities of 1 employee per 276 sq. ft. of office space, the proposed project is projected to generate up to 50 new jobs, which would be within those anticipated to be added as a result of the Plan. The FEIR concluded that the additional housing demand generated by the Plan rezoning would be offset by the provision of additional housing development in the Plan Area.

No Project-level Significant Impacts

The proposed project does not involve development of a residential use or displacement of people. As no housing would be removed, the construction of replacement housing would not be necessary. The change from PDR to office use would change the type of business permitted on the project site, but it would not be likely to increase the number of workers such a business

would employ. Thus, the project would not induce substantial population growth or create a demand for additional housing.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Project- Level Impact</i>	<i>LTS/ No Impact</i>
5. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Project- Level Impact</i>	<i>LTS/ No Impact</i>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☒	☐	☐	☐

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FFEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Background

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin). BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable federal and State standards. The BAAQMD assists CEQA lead agencies in evaluating the air quality impacts of projects and plans proposed in the San Francisco Bay Area Air Basin.

Subsequent to the Eastern Neighborhoods FEIR, the BAAQMD prepared guidelines that provide new methodologies for analyzing air quality impacts, including greenhouse gas (GHG) emissions. The following analysis is based on the findings in the Eastern Neighborhoods EIR and

incorporates BAAQMD's methodology for analyzing GHG emissions, as well as other amendments to the CEQA Guidelines related to GHGs.

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR assessed the GHG emissions that could result from rezoning of the East SoMa Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E per service population,¹ respectively.² The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less-than-significant. The Eastern Neighborhoods FEIR adequately addressed GHG emissions and the resulting emissions were determined to be less-than-significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project involves a change of use from industrial to office. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during operational phases. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within the East SoMa Area Plan analyzed under the Eastern Neighborhoods FEIR.

As discussed above, the BAAQMD prepared guidelines and methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.³ This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB (Assembly Bill) 32 goals, and also serve as a model from which other communities can learn."⁴ San Francisco's

¹ SP= Service Population. Service population is the equivalent of total number of residents and employees.

² Memorandum from Jessica Range, MEA to MEA staff, *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

³ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

⁴ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

collective policies and programs have resulted in a 14.5 percent reduction in GHG emissions compared to 1990 levels.⁵

Based on the BAAQMD's studies, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less-than-significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.⁶ Therefore, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to GHG emissions.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☐

⁵ San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgreffe, San Francisco Planning Department. June 7, 2013.

⁶ Greenhouse Gas Analysis: Compliance Checklist. August 13, 2013. This document is on file and available for public review as part of Case File No. 2013.0506E.

Wind

No Significant Impacts Identified in FEIR

Wind impacts were judged to be less-than-significant at a plan-level of analysis and for cumulative development. Specific projects within Eastern Neighborhoods would require analysis of wind impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the FEIR. No mitigation measures were identified in the FEIR.

No Project-level Significant Impacts

The proposed project would neither involve new construction nor exterior changes to the existing building. Therefore, the project would have no peculiar impacts with regards to wind.

Shadow

Please see the Certificate of Determination for a discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The FEIR concluded that the Eastern Neighborhoods Rezoning and Area Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would convert PDR uses to office uses and would not result in any new residents or be likely to increase the number of employees at the project site. Thus, the project would not have the potential to substantially affect existing recreational facilities in the project vicinity.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the Area Plan's impact on the provision of water, wastewater collection and treatment, and solid waste collection and disposal would not be significant. No mitigation measures were identified in the FEIR.

No Project-level Significant Impacts

The project would convert vacant industrial space to office use. The proposed project would not increase employment or other uses that could result in an increase in water use, wastewater services, or solid waste disposal. Thus, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS No Impact
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the Area Plan's impacts on public services such as fire protection, police protection, and public schools would not be significant. No mitigation measures were identified in the FEIR. Impacts on parks are discussed under Questions 9 and 10.

No Peculiar Impacts

The project would convert PDR use to office use. The proposed project would not substantially increase employment on site and thus would not increase demand for public services. Thus, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR, associated with public services.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods project area is virtually fully developed with buildings and other improvements such as streets and parking lots. Future development projects in the Eastern Neighborhoods would largely consist of new development in these heavily built-out former industrial neighborhoods, therefore there would be little in the way of loss of vegetation or disturbance of wildlife other than common urban species. Therefore, the Eastern Neighborhoods Initial Study concluded that there would be no significant effects related to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would convert the existing land uses from PDR to office and would not result in any exterior or interior modifications of the existing building. Thus the proposed project would have no peculiar impact on biological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study concluded that the Eastern Neighborhoods Rezoning and Area Plans would indirectly result in an increase in population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The Initial Study also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the Eastern Neighborhoods Initial Study concluded that the Eastern Neighborhoods Rezoning and Area Plans would not result in significant impacts with regard to geology and soils, and no mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project does not involve any construction or soil disturbance; thus the proposed project would have no peculiar impacts related to geology and soils.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study evaluated population increases on the combined sewer system and the potential for combined sewer outflows, and concluded that programmatic effects related to hydrology and water quality would not be significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site is completely covered by the existing building, and the proposed project would not result in any exterior modifications or otherwise change the amount of impervious surface area on the site. Thus, the proposed project would have no impact on hydrology or water quality.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the Eastern Neighborhoods Rezoning and Area Plans would facilitate the construction of new residential units and commercial buildings. Development of these uses would not result in the use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection (DBI). The project area does not include any natural resources routinely extracted, and the proposed rezoning would not include or result in any natural resource extraction program. For these reasons, the Eastern Neighborhoods FEIR concluded that the Eastern Neighborhoods Rezoning and Area Plans would not cause a wasteful use of energy, and would have a less-than-significant impact on mineral energy resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. Therefore, the proposed project would not result in any peculiar or significant impacts to mineral or energy resources.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Initial Study checklist, in 2005 when the Eastern Neighborhoods project was initially analyzed, did not contain a category concerning agricultural and forest resources. Nonetheless, all of San Francisco is identified by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Urban and Built-up Land" (Department of Conservation, 2002). In addition, no part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to any project in San Francisco.

No Peculiar Impacts

These topics are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified significant impacts related to land use, transportation, cultural resources, shadow, air quality, and hazardous materials. Mitigation measures reduced all impacts to less-than-significant, with the exception of those related to land use, transportation, cultural resources, and shadow. Please see the Certificate of Determination for a discussion of the proposed project's impacts on the above significant impacts identified in the FEIR.

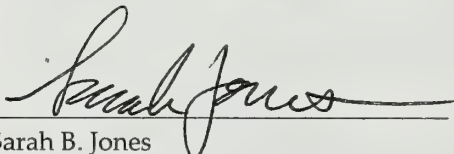
No Peculiar Impacts

The proposed project involves a change of use from PDR to office use and would not include any interior or exterior modifications. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (FEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.



Sarah B. Jones
Environmental Review Officer
for
John Rahaim, Planning Director

DATE January 15, 2014

**SAN FRANCISCO
PLANNING DEPARTMENT**

JAN 22 2014

CEQA Categorical Exemption Determination**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
1126 Irving Street		1738/021	
Case No.	Permit No.	Plans Dated	
2013.1076E		7/29/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovation & expansion of existing 3-story, 2-unit building. Raise building +/- 5', add one unit, construct horizontal additions at front and rear, and construct one-story vertical addition for total new 4,354 SF.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>1/14/14</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shelley Caltagirone Don't stamp: project, all categories, not CEQA/NEPA, not CEQA Please sign: Project, Categories, Information, Planning/Design, etc. Date: 1/14/14	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>S. Caltagirone</u>	Signature or Stamp:  1/16/14
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/14/2014	Date of Form Completion	1/14/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	1126 Irving Street	
Block/Lot:	Cross Streets:	
1738/021	12th Ave / Funston Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1076E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/29/13
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Preservation staff concurs with the findings of the Part I Historical Resource Evaluation for 1126 Irving Street prepared by Tim Kelley Consulting (June 2013) that the subject property is not eligible for listing on the CA Register either as an individual resource or as a contributor to a potential historic district. The vernacular-style building constructed in 1908 is not individually significant for its association with historical events, persons, or architecture. The building also does not contribute to an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." While there is a grouping of 17 buildings on the west side of 12th Avenue between Irving Street and Lincoln Way that appears to be a potential historic district based upon its unified development period (1907-1910), shared building type (two-story, front-gabled or hipped roof residences with right-hand recessed entrances and identical materials and ornamentation), and visual continuity, the subject building is not physically or visually connected to this grouping. The subject building and the four adjacent buildings were constructed in 1908 during the same period as the 12th Avenue group of homes and share the same form; however, the Irving Street grouping lacks material and design integrity and is more strongly associated with the commercial development along Irving Street. For these reasons, staff finds that the subject building does not contribute to the potential historic district on 12th Avenue. Therefore, as there are no historic resources present at the project site or the adjacent lots, the proposed work would have no potential impact to historic resources.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Gina Da</i>	<i>1-15-2014</i>

PART I HISTORICAL RESOURCE EVALUATION

1126 IRVING STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



01-22-14P03:47 RCVD

**SAN FRANCISCO
PLANNING DEPARTMENT**

JAN 22 2014

CEQA Categorical Exemption Determination**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
109 Gates St		5651/029	
Case No.	Permit No.	Plans Dated	
2013.1483E		09/25/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Convert 3 story loft from storage into habitable space. The loft area would be expanded on the north side of the roof by addign a shed roof fo rthe entire length of the house. A window would be added to the front of the house.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira GIS indicates the lot has an average slope>20%; however, the proposed addition is within the footprint of the existing building.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

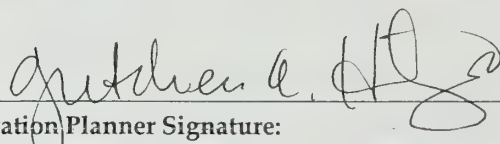
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

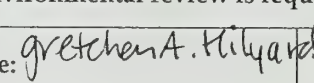
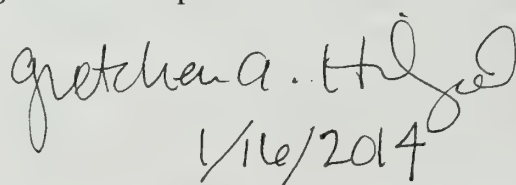
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR form dated 1/14/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):  1/16/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: 	Signature or Stamp:  1/16/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/14/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	109 Gates Street	
Block/Lot:	Cross Streets:	
5651/029	Powhattan Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1483E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/25/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The subject property was constructed in ca. 1885 by an unknown architect with major alterations completed in ca. 1925 and 2008. The building does not appear to be eligible for listing under any category. The building currently appears as an altered single-family residence designed in a vernacular architectural style and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). Visible exterior alterations to the property include: raising the building ½ story (ca. 1915), insertion of a garage, new asbestos siding (1956 and 2007), reconfiguration of front stair, window replacement (2007), removal of ca. 1920s decorative cartouche and cornice (2007), and construction of a vertical addition (2007). The subject property is not located within the boundaries of any identified historic districts. The surrounding area exhibits a broad range of construction dates from pre-1900 to 1960s. Many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. Therefore, 109 Gates Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	<i>1-15-2014</i>





01-23-14P05:17

SAN FRANCISCO PLANNING DEPARTMENT

JAN 23 2014

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Case No.: 2013.1789E
Project Title: 340 31st Avenue, DuPont Tennis Courts
Zoning: P (Public Use District)
OS Height and Bulk District
Block/Lot: 1403/007
Lot Size: 35,997 square feet
Project Sponsor: Department of Public Works, Marvin Yee
(415) 581-2541
Staff Contact: Craig Jung – (415) 575-9126
craig.jung@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project would involve the demolition of a one-story, reinforced-concrete public convenience station and construction of a new convenience station in its place.

[continued on next page]

EXEMPT STATUS:

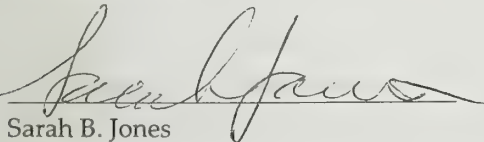
Categorical Exemption, Class 1 and Class 2 (California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15302)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

January 17, 2014
Date

cc: Marvin Yee, Project Sponsor
Supervisor Eric Mar, District 1 (via Clerk of the Board)
Gretchen Hilyard, Preservation Planner

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The existing convenience station, containing Men's and Women's restrooms, is located at 340 31st Avenue, in the Outer Richmond neighborhood, on a block bound 31st Avenue to the west, 30th Avenue to the east, Clement Street to the south, and California Street to the north mid-block on a through-lot between 31st and 30th Avenue. The subject property, constructed in 1936, contains a one-story, reinforced-concrete, public convenience station, four tennis courts, and associated site features. The existing convenience station is centered along the north side of the tennis courts and consists of a rectangular-shaped building with curved wing walls. Alterations in 2013 to the convenience station included removal of the exterior cladding, ornamental features and interior features.

The new public convenience station would be constructed within the footprint of the existing convenience station. A new Americans with Disabilities Act (ADA)-accessible wheelchair ramp would be constructed at the east side of the site at the 30th Avenue entrance. The new ramp would be designed and constructed to be compatible and proportional with the existing styles and features of the DuPont Tennis Courts. To the maximum extent feasible existing landscaping would be retained. New landscaping would be compatible with existing landscaping to maintain the character of the existing entrance at 30th Avenue.

The proposed project is subject to notification under Section 311 (or 312) of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:*Historical Resources*

When evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the DuPont Tennis Courts and convenience station are an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated December 12, 2013,¹ the Planning Department determined that the DuPont Tennis Courts are significant as a contributing site to a noncontiguous historic district of Works Progress Administration (WPA)-era recreational facilities in San Francisco that is eligible under California Register (Historic District/Context) under Criteria 1 and 3.

Criterion 1 evaluates whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The DuPont Tennis Courts and convenience station were constructed during a significant period of time in the United States. The Great Depression of the 1930s brought about widespread unemployment throughout the United States. In an effort to create jobs President Franklin D. Roosevelt created a program, collectively referred to as the New Deal, which would provided jobs for Americans suffering from the economic impacts of the Great Depression. As part of the Emergency Relief

¹ Gretchen Hilyard, Preservation Planner, San Francisco Department of Planning, Historic Resource Evaluation Response for DuPont Tennis Courts Convenience Station, Part I, San Francisco, California, December 12, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1789E.

Appropriation Act, the WPA was approved by Congress on April 8, 1935. The primary function of the WPA was to create and provide jobs and programs for unemployed women, professionals, and artists, mostly in the form of public works projects such as the construction and improvement of roads, public utilities, and public buildings.

WPA projects in San Francisco primarily focused on street and recreation improvements. According to Report on Progress, the WPA helped fund the widening and reconstruction of over 100,000 linear feet of roads and the expansion of the city's street lighting system. Over seventy public parks and recreational facilities were improved or constructed during the latter half of the 1930s. These improved or newly constructed recreational facilities are considered to be the WPA's greatest overall legacy to the City of San Francisco. As part of these WPA projects, "convenience stations" were built individually on existing sites, or as part of larger projects, such as the DuPont Tennis Courts.

The Dupont Tennis Courts and convenience station, combined with the Noe Valley Tennis Courts, Sigmund Stern Grove, and Douglass Playground, as well as other WPA-Era recreational buildings and neighborhood parks in San Francisco, satisfy Criterion 1 for their role as part of the WPA's campaign to develop and enhance the city's recreational infrastructure during the 1930s. The DuPont Tennis Courts and convenience station represent WPA-era contributions to San Francisco, California, and the United States during the Great Depression. Therefore, the subject property is an historic resource associated with a historic district or context under Criterion 1.

Criterion 3 evaluates whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The DuPont Tennis Courts and convenience station and related recreational buildings and neighborhood parks constructed by the WPA from 1935-1939 constitute a noncontiguous historic district that represents a significant and distinguishable entity whose components lack individual distinction. The location of the convenience stations and other WPA-Era recreational buildings and neighborhood parks throughout San Francisco represent the WPA's extensive scope of work within the city. The architecture of these public works depicts the popular contemporary design using minimal stylistic elements. Therefore, the DuPont Tennis Courts and convenience station are historic resources associated with a historic district or context under Criterion 3.

The DuPont Tennis Courts site has retained integrity of location and setting. Since its construction in 1936 the DuPont Tennis Courts has remained in the same location, which retains its integrity of location and setting. Furthermore, the Dupont Tennis Courts' character-defining features still remain, which include:

- Rectangular site plan;
- Landscaping at borders;
- Configuration and location of four parallel tennis courts;
- Siting of the convenience station building along the northern edge of the tennis courts;
- Open visibility through site;
- Elevated location above street; and
- Retaining walls and stairs

However, the existing convenience station lacks the integrity that would show the authenticity of the property's historic identity.² This conclusion reflects the alterations completed to the convenience station building in June 2013 from lead abatement work. Alterations to the building included removing exterior surface materials and finishes, such as stucco cladding, from the primary façade and gutting the interior of the building. As a result of these recent alterations, the building lacks integrity of design, materials, and workmanship. The building continuously operated as a public restroom associated with the DuPont Tennis Courts from 1936 until June 2013. All restroom features were removed in June 2013 and the building no longer functions as a restroom and lacks integrity of feeling and association. Due to these recent alterations, the convenience station building does not retain historic integrity and is not considered a character-defining feature of the DuPont Tennis Courts site.

As a result, the proposed DuPont Tennis Courts project would not result in significant historic resource impacts. The public convenience station building does not retain historic integrity and is not a character-defining feature of the contributing site because of the alterations the building underwent in June 2013. Regardless of the convenience station being demolished, the DuPont Tennis Courts would retain the character-defining features, mentioned above, maintaining the integrity of the resource allowing the resource to be considered a contributor to the eligible noncontiguous WPA-Era recreational facilities historic district. Therefore, the proposed project would result in less-than-significant impacts to historic resources.

CONCLUSION:

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for a project that consists of the minor alteration of an existing private or public structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, CEQA State Guidelines Section 15301(l)(4) provides an exemption from environmental review for the demolition of an accessory structure. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15302, or Class 2, provides an exemption from environmental review for projects that consist of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Additionally, CEQA State Guidelines Section 15302(c) provides an exemption from environmental review for replacement of existing facilities involving negligible or no expansion of capacity. The proposed project would therefore be exempt from environmental review under Class 2.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the

² Gretchen Hilyard, Preservation Planner, San Francisco Department of Planning, Historic Resource Evaluation Response for DuPont Tennis Courts Convenience Station, Part II, San Francisco, California, January 7, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1789E.

environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 12, 2013
Case No.: 2013.1789E
Project Address: 340 31st Avenue (Dupont Tennis Courts Convenience Station)
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 1403/007
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
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Reception:
415.558.6378

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Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property is located on a rectangular-shaped through-lot on the west side of 30th Avenue between California and Clement Streets in the Outer Richmond neighborhood of San Francisco. The subject parcel extends from 30th Avenue to 31st Avenue and is located mid-block. The subject parcel is designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

The subject property contains a one-story, reinforced-concrete, public convenience station, four tennis courts, and associated site features constructed in 1936 under the Works Progress Administration (WPA) program. The convenience station is centered along the north side of the tennis courts and consists of a rectangular-shaped restroom building with curved wing walls. The building is designed in the Streamline Moderne architectural style and notable historic features include: decorative concrete screens, curved walls creating the Men's and Women's restroom entries, and a rectangular building form. Known alterations to the property include: removal of exterior cladding, ornament and interior features in 2013.

The Dupont Tennis Courts site and associated convenience station was constructed as part of a larger WPA program in San Francisco, which constructed over 70 recreational facilities throughout the city from 1935 to 1939.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registers. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1936).

Neighborhood Context and Description

Outer Richmond

The subject property is located in the Outer Richmond neighborhood of San Francisco which is generally considered to be bordered by Golden Gate Park to the south, the Presidio to the north, Park Presidio Boulevard to the east and Great Highway to the west. The Richmond remained largely undeveloped land until the late 1860s when the Clement and Outside Lands Ordinances were passed, which provided means to settle land claims and establish public spaces. In 1870 the "Official Map of the Outside Lands" was published, extending the downtown street grid into the area. Development in the areas was relatively slow prior to the 1906 earthquake and fire, when refugees were pushed to the outskirts of the city. Much of the 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street, and several north/south corridors. After 1906, the undeveloped blocks were quickly subdivided and built out, becoming saturated by the late 1920s.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

The following is excerpted from the Historic Resource Evaluation prepared by Architectural Resources Group for the Dupont Tennis Courts Restroom (dated January 3, 2014). Please see original reports for footnote citations:

The Formation of the WPA

After experiencing a period of relative prosperity during the 1920s, the United States suffered through "the greatest crisis in history short of war": the Great Depression.⁴ By March 1933, as many as 15 million people—about one quarter of America's workforce—were unemployed and the prospect of finding a job was nearly hopeless. In San Francisco alone, more than 100,000 workers lost their jobs between 1930 and 1933. The economic downturn affected the entire population, including blue- and white-collar workers alike.⁵

An important focus of Franklin D. Roosevelt's presidential campaign was the soaring unemployment rate in the country. At his March 1933 inauguration, Roosevelt addressed this issue, stating: "Our greatest primary task is to put people to work."⁶ Immediately, he did just that by creating programs—collectively known as the New Deal—that sought to lift the country out of the Great Depression and put Americans back to work.

As part of the Emergency Relief Appropriation Act, the Works Progress Administration was approved by Congress on April 8, 1935. The primary function of the WPA was to provide jobs, mostly in the form of public building projects, to unemployed Americans. The jobs created by the WPA included public works projects, such as the construction and improvement of roads, public utilities, and public buildings, and programs geared toward women, professionals, and artists.⁷ In 1939, the agency became the Works Projects Administration, and although its function remained essentially the same, by 1941 almost all WPA work was defense-related.⁸ With much of the workforce fighting in World War II and a rise in war-related industries, the country experienced a sharp labor shortage, and the WPA was disbanded in December 1942.

The WPA in San Francisco

As with other American cities during the Great Depression, San Francisco suffered from high unemployment rates and declining infrastructure. Under the leadership of Mayor Angelo J. Rossi, San Francisco became one of the first cities to receive WPA funding.⁹ San Francisco Improved, a report by the Assistant City Engineer Clyde E. Healy, describes the projects undertaken from October 1935 to August 1939 as part of the WPA program in the city of San Francisco. Similarly, the document Report on Progress of the Works Program in San Francisco provides information on projects completed before 1938.

WPA projects in San Francisco primarily focused on street and recreation improvements. According to Report on Progress, the WPA helped fund the widening and reconstruction of over 100,000 linear feet of roads and the expansion of the city's street lighting system. The Report on Progress explains that recreation improvements were a priority because "the increase of leisure time due to short hours of work, and unemployment, [prompted] public demand for a fully developed recreational program."¹⁰

At the time of WPA activity, San Francisco's parks and playgrounds were managed by two separate entities: the Park Commission and the Recreation Commission.¹¹ The Park Commission managed the city's larger parks, such as Golden Gate Park, while the Recreation Commission administered smaller, neighborhood playgrounds. During the 1920s, the Park Commission greatly expanded San Francisco's parks and was concerned with the "beautification of the city and the enjoyment of its citizens."¹²

Advances to the playgrounds and recreational facilities managed by the Recreation Commission did not occur until later in the 1920s and continued into the 1950s under the capable administration of Josephine Dow Randall. One of Randall's most significant goals during her leadership was to have a recreational facility within walking distance of every residence.¹³ The creation of new playgrounds and improvement of existing ones began in the late 1920s and continued despite the oncoming Depression. Federal funding and the WPA enabled the Recreation Commission to expand and improve the city's playgrounds.¹⁴

Due to the high rates of unemployment and the resulting "enforced leisure," there was a greater need for more and improved recreational facilities. The federal funding supplied by the WPA was a "great opportunity for the Recreation Commission to complete its playgrounds."¹⁵ Healy reported that the "permanent improvements to public properties of San Francisco at a cost of \$29,770,507, contributed to make the finest parks, playgrounds, streets and recreation centers of any city in America."¹⁶ Overall, the improvements to and creation of playgrounds and recreational facilities by the WPA were "carried on in every area within the confines of the City and County of San Francisco - not limited to any few locations or communities."¹⁷

WPA records indicate that the agency divided the projects according to the two Commissions. Park Commission projects focused on the larger, more expansive parks in the city, such as Golden Gate Park, McLaren Park, and Buena Vista Park. Projects organized under the Recreation Commission involved smaller, neighborhood playgrounds and recreational facilities, such as Douglass Park, Rossi Playground, and Gilman Park. In both cases, work typically involved improving existing facilities and creating entirely new ones.

WPA-Era Convenience Stations in San Francisco

Over seventy public parks and recreational facilities were improved or constructed during the latter half of the 1930s and are "possibly the WPA's greatest overall legacy to the City of San Francisco."¹⁸ As part of these WPA projects, "convenience stations" were built individually on existing sites, or as part of larger projects, such as the DuPont Tennis Courts.

From studying the existing buildings, construction appears to have been in two styles: Spanish Colonial Revival and minimal Streamline Moderne. The buildings constructed for the Park Commission appear to have been designed in the Spanish Colonial Revival style. Extant ones are located in Golden Gate Park and Lafayette Park. Streamline Moderne buildings were constructed for the Recreation Commission and include the extant buildings at the DuPont Tennis Courts, Gilman Playground, Noe Valley Tennis Courts, and Douglass Playground.¹⁹

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is located in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1935-1939 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation prepared by Architectural Resources Group (ARG, dated January 3, 2014) and information found in Planning Department files, Preservation staff finds that the subject property is significant as a contributing site to a discontinuous historic district of WPA-era recreational facilities in San Francisco that is eligible under California Register Criterion 1 and 3 as outlined below.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject

property is eligible for inclusion on the California Register as a contributing site to a discontinuous historic district of WPA-Era recreational facilities in San Francisco under Criterion 1.

The Department concurs with the findings of ARG's Historic Resource Evaluation for the Dupont Tennis Courts Restroom (dated January 3, 2014), which outlines the significance of the subject property under Criterion 1.

The subject property is eligible for listing in the California Register under Criterion 1 as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history. The Dupont Tennis Courts site, along with convenience stations/sites at the Noe Valley Tennis Courts, Sigmund Stern Grove, and Douglass Playground, as well as other WPA-Era recreational buildings and neighborhood parks in San Francisco, appear to satisfy Criterion 1 for their role as part of the WPA's campaign to develop and enhance the city's recreational infrastructure during the 1930s. The WPA was an important federal program that improved and expanded the nation's infrastructure; supported artists who created significant works of art, architecture and literature; and, most importantly, boosted morale by providing jobs for the unemployed. In San Francisco, the WPA made significant contributions to the city's infrastructure and aesthetics, including numerous convenience stations and related recreational facilities that enhanced the city's extensive public park system.

The subject property and related WPA-Era recreational buildings and neighborhood parks in San Francisco constitute a historic district of discontinuous properties eligible for listing in the California Register under Criterion 1 for their association with the WPA program in San Francisco. Only the WPA-Era convenience stations and the Dupont Tennis Courts site were evaluated for the purposes of this review. Related WPA-Era recreational buildings and neighborhood parks in San Francisco would need to be evaluated to assess their contribution to the identified historic district context. The subject property is not individually eligible under this criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The subject property was constructed by the WPA for the San Francisco Recreation Department and no individual persons are associated with the property. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff finds that the subject property is eligible for inclusion on the California Register as a contributor to an eligible discontinuous historic district of WPA-Era recreational facilities in San Francisco under Criterion 3.

The Department concurs with ARG's finding in the Historic Resource Evaluation prepared for the Dupont Tennis Courts Restroom (dated January 3, 2014) that the subject property and related recreational buildings and neighborhood parks constructed by the WPA from 1935-1939 constitute a discontinuous historic district that represents a significant and distinguishable entity whose components lack individual distinction. The location of the convenience stations and other WPA-Era recreational buildings and neighborhood parks throughout San Francisco represents the WPA's extensive scope of work within the city and their architecture is evidence of the WPAs use of minimal stylistic elements of popular contemporary design.

The subject property and related WPA-Era recreational buildings and neighborhood parks in San Francisco constitute a historic district of discontinuous properties eligible for listing in the California Register under Criterion 3 for their association with the WPA-era architectural typologies and design consistently applied for recreational projects in San Francisco. Only the WPA-Era convenience stations and the Dupont Tennis Courts site were evaluated for the purposes of this review. Related WPA-Era recreational buildings and neighborhood parks in San Francisco would need to be evaluated to assess their contribution to the identified historic district context. The subject property is not individually eligible under this criterion.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance as follows:

The evaluation of integrity provided in the Historic Resource Evaluation prepared by Architectural Resources Group (ARG, dated January 3, 2014) was based on the condition of the Dupont Tennis Courts site prior to the interior and exterior alterations that occurred in June 2013. For the purposes of CEQA review, the Department assesses integrity based on the current condition. In this case, the evaluation of integrity reflects the alterations completed to the convenience station building in June 2013.

The convenience station and tennis courts have not been moved since their construction in 1936 and retain integrity of location and setting. The lead abatement work completed on the convenience station in June 2013 removed exterior surface materials and finishes, including stucco cladding, from the primary façade and gutted the interior of the building. As a result of these recent alterations, the building lacks integrity of design, materials, and workmanship. The building continuously operated as a public restroom associated with the Dupont Tennis Courts from 1936 until June 2013. All restroom features were removed in June 2013 and the building no longer functions as a restroom and lacks integrity of feeling and association. Due to recent alterations, the convenience station building does not retain historic integrity and is not considered a character-defining feature of the Dupont Tennis Courts site.

Despite recent changes to the convenience station building at the Dupont Tennis Courts, the site and its associated character-defining features have not changed since its construction in 1936 and as such retain sufficient integrity to qualify as a contributing site within the eligible discontinuous historic district of WPA-era recreational facilities under Criterion 1 and 3 as described above.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The Dupont Tennis Courts site retains sufficient integrity and is a contributing site to the eligible discontiguous historic district. The character-defining features of the Dupont Tennis Courts site include:

- Rectangular site plan
- Landscaping at borders
- Configuration and location of four parallel tennis courts
- Siting of the convenience station building along the northern edge of the tennis courts
- Open visibility through site
- Elevated location above street
- Retaining walls and stairs

Non-character defining features of the Dupont Tennis Courts site include:

- Public convenience station building

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District (Dupont Tennis Courts site)
 - ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-9-2014

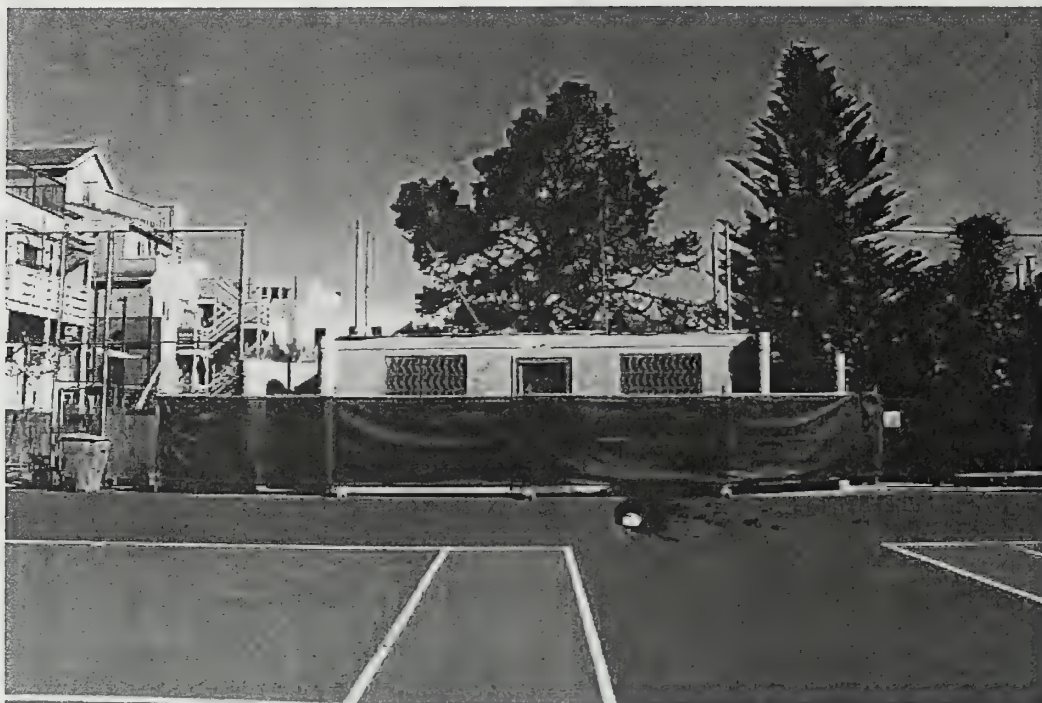
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Craig Jung, Environmental Planning

GH: G:\Documents\HRER\Dupont Tennis Courts\HRER\Dupont Tennis Courts_HRER Part I.doc

IMAGES:



Dupont Tennis Courts and Convenience Station looking northeast. Prior to alterations.
Image courtesy of San Francisco Recreation and Parks Department, June 2013.



Dupont Tennis Courts and Convenience Station looking north, after alterations.
Image courtesy of Architectural Resources Group, September 2013.



Detail of damage to southeast corner column, view looking northwest.
Image courtesy of Architectural Resources Group, September 2013.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 7, 2014
Case Nos.: 2013.1789E
Project Address: Dupont Tennis Courts Convenience Station
340 31st Avenue
Zoning: P – (Public)
OS – (Open Space)
Block/Lot: 1403/007
Date of Review: December 12, 2013 (Part I)
January 7, 2014 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Pre-Existing Historic Rating / Survey

The subject property, containing the Dupont Tennis Courts site and associated convenience station, is located on a rectangular-shaped through-lot on the west side of 30th Avenue between California and Clement Streets in the Outer Richmond neighborhood of San Francisco. The subject parcel extends from 30th Avenue to 31st Avenue and is located mid-block. The subject parcel is designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated December 12, 2013), the Department has determined that an eligible discontinuous historic district of WPA-era recreational facilities is present under California Register Criterion 1 for its association with the WPA program in San Francisco and Criterion 3 for its association with the WPA-era architectural typologies and design consistently applied for recreational projects in San Francisco. The Dupont Tennis Courts site retains sufficient historic integrity and is a contributing site within the eligible historic district. However, the convenience station building at the Dupont Tennis Courts does not retain historic integrity and is not a character-defining features of the contributing site.

Proposed Project

☒ Demolition

☐ Alteration

Per Drawings Dated: September/October 2012, San Francisco Department of Public Works.

Project Description

The proposed project would require the demolition of a one-story, reinforced-concrete public convenience station and construction of a new public convenience station. The convenience station, containing the Men's and Women's restrooms, is located on the north side of the parcel and tennis courts. The new public convenience station would be constructed within the footprint of the existing

convenience station. In compliance with the Americans with Disabilities Act (ADA), a new wheelchair ramp would be constructed at the east side of the site at the 30th Avenue entrance. The new ADA-accessible ramp would be designed and constructed to be compatible and proportional with the existing character-defining features of the DuPont Tennis Courts, including retaining walls and landscaping, to maintain the character of the existing entrance at 30th Avenue. To the maximum extent feasible, existing curbing and related historic features would be retained.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Dupont Tennis Courts site was determined to be a contributing site within an eligible discontinuous historic district of WPA-era recreational facilities under California Register Criterion 1 and 3. However, the convenience station building does not retain historic integrity and is not a character-defining feature of the site or district. Since the project involves demolition of a building that is not considered a character-defining feature and includes the replacement of the existing building with compatible new construction, staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired.

The proposed project includes the demolition of one altered Streamline Moderne convenience station associated with the WPA-era recreational improvements in San Francisco. Six convenience stations of this type, function and style were identified in the Historic Resource Evaluation prepared by ARG (dated January 3, 2014). One of the six convenience stations (Rossi Playground) was demolished prior to the identification of the discontinuous historic district. Two of the remaining five convenience station buildings (Gilman Playground and Dupont Tennis Courts) do not retain sufficient integrity to be considered character-defining features of the historic district. Therefore, only three of the five extant stations (Noe Valley Tennis Courts, Sigmund Stern Grove, and Douglass Playground) retain sufficient integrity to be considered character-defining features of the district.

Although the proposed project involves demolition of one of the five remaining Streamline Moderne convenience stations in the eligible historic district, the removal of this altered, non-character-defining building would not materially impair the significance of the historic district, nor render the Dupont Tennis Courts site no longer eligible as a contributor to the eligible historic district. The proposed project includes construction of a new one-story convenience station of a similar design, size and form as the

existing building and will be constructed in the same location as the existing convenience station. The new building is rectangular in form with a recessed entry, over-hanging eave, and will be constructed of board formed concrete. Detail materials include galvanized metal for the doors and decorative porcelain tile accents. The building is utilitarian in appearance and features a similar design aesthetic as the existing building. The new building design is compatible with the character of the Dupont Tennis Courts site in materials, form, massing, location, and design.

The proposed project also involves the construction of an ADA accessible ramp from 30th Avenue to provide access to the new convenience station, which includes the alteration of border landscaping and curbing along 30th Avenue. The ramp, railing and associated new landscaping will be designed to be compatible with the existing character of the site and maximize the retention of historic fabric. The existing curbing and entry stairs will be retained. The overall location, design and character of the landscape buffer between the park and sidewalk will be maintained. A small portion of the existing curb will be removed to provide entry to the ramp from the sidewalk.

The proposed project will slightly alter the character of the Dupont Tennis Courts site, but will not result in the loss of character-defining features of the site. Overall the proposed changes are minor and will not alter the contribution of the site to the historic district or materially impair the significance of the eligible historic district.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-9-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Craig June, Environmental Planning

GH: G:\Documents\HRER\Dupont Tennis Courts\HRER\Dupont Tennis Courts_HRER Part II.doc

**SAN FRANCISCO
PLANNING DEPARTMENT**

JAN 23 2014

CEQA Categorical Exemption Determination**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
1608 Dolores St		6633/003	
Case No.	Permit No.	Plans Dated	
2013.1799E		09/23/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel 3 unit multi-family residence. Convert existing 1st floor to garage and add 2 stories above to create one unit per floor level. Expand building to side of property line on south side & north side.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira DATE: 2013-12-10 10:28:40 AM Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon building permit history and photographs, the building was extensively remodeled in the 1970s (new front stairs, stucco, decks, and windows) and do not retain enough integrity to be eligible as a historic resource for the purposes of CEQA.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.01.17 14:22:07 -08'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Tina Tam Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.01.17 14:22:07 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



**SAN FRANCISCO
PLANNING DEPARTMENT**

JAN 23 2014

CEQA Categorical Exemption Determination**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
534 Valley St		6611/013	
Case No.	Permit No.	Plans Dated	
2014.0072E	201310169467	10/16/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. One-story addition to existing 1,419 sf one-story-over-basement single-family residence, resulting in a 2,437 sf single-family residence. New foundations, partial excavation, and new entry.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Slope <20%. I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief. I understand that providing false information is a violation of the law.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (<i>Requires approval by Senior Preservation Planner/Preservation Coordinator</i>) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon permit history and photographs, the building was drastically altered and modified in the 1960s and 1970 (front porch replacement, cosmetic work, new shingles on the exterior, and new windows). As such, the building does not retain sufficient integrity to be eligible as a historic resource.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Tina Tam	Signature or Stamp: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.01.17 13:13:34 -08'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

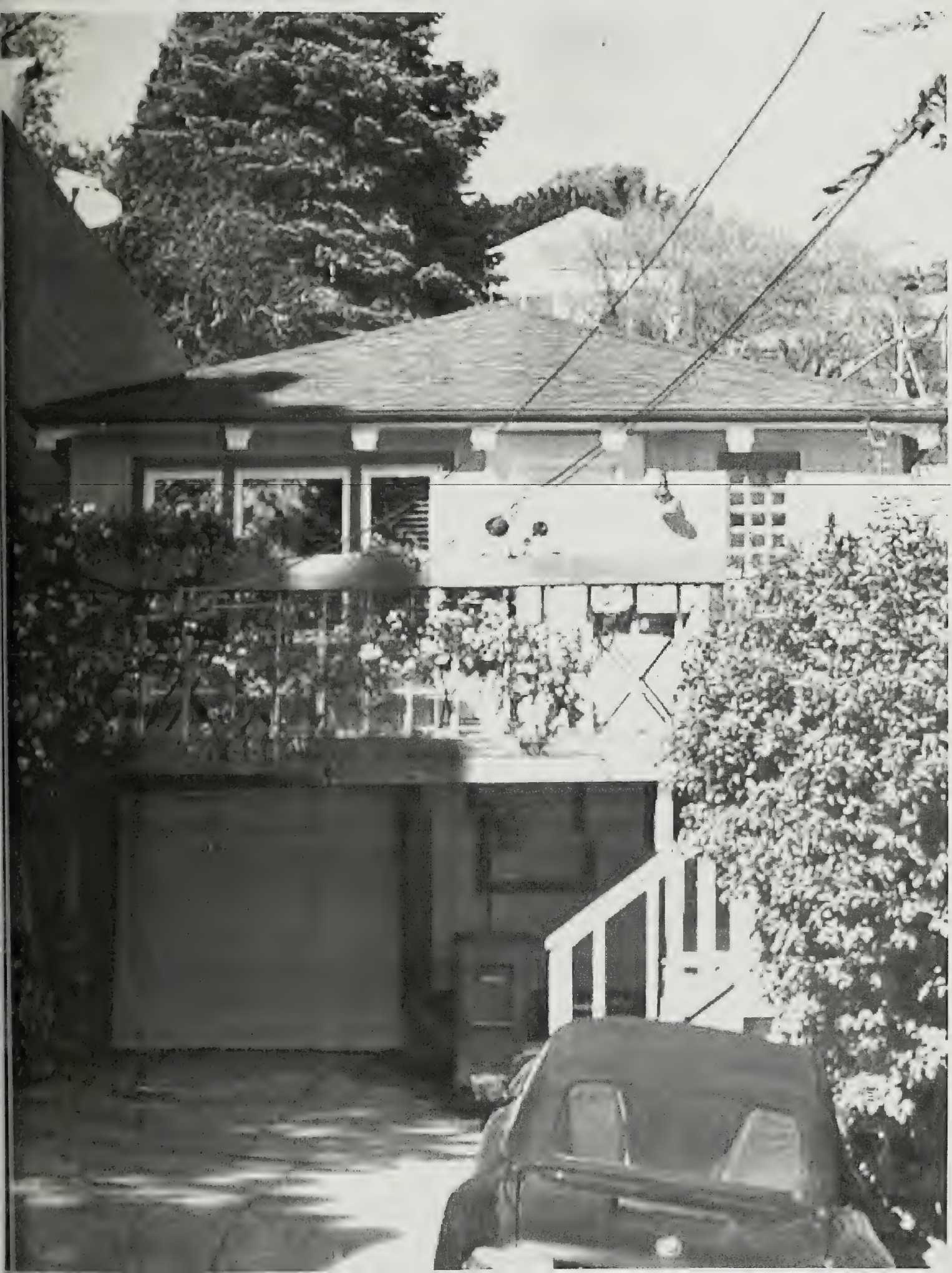
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





7-14P
01-23-14P05:17 RC

SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
176 Edgewood Ave		2642/030	
Case No.	Permit No.	Plans Dated	
2013.1752E		11/08/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Enclosure of west elevation of existing porch to create a foyer; relocation of front door.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira Monica Pereira, Planner, San Francisco Planning Department, 3150 Van Ness Avenue, San Francisco, CA 94109-1201, (415) 376-2000 Per GIS database, Historic is the only CEQA resources that require additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Proposal will enclose a portion of the existing front porch and relocate the front door. The porch is already partially enclosed and setback from the front of the property. The project as proposed is consistent with the SOIS as the work is limited to just the entry porch and door. The porch will remain recess and the new entry door is compatible with the house.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: tina tam Digitally signed by tina tam DN: cn=tina.tam, o=CityPlanning, ou=CityPlanning, email=tina.tam@sfgov.org Date: 2014.01.17 14:14:14 -08'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Tina Tam	Signature or Stamp: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.01.17 14:14:14 -08'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

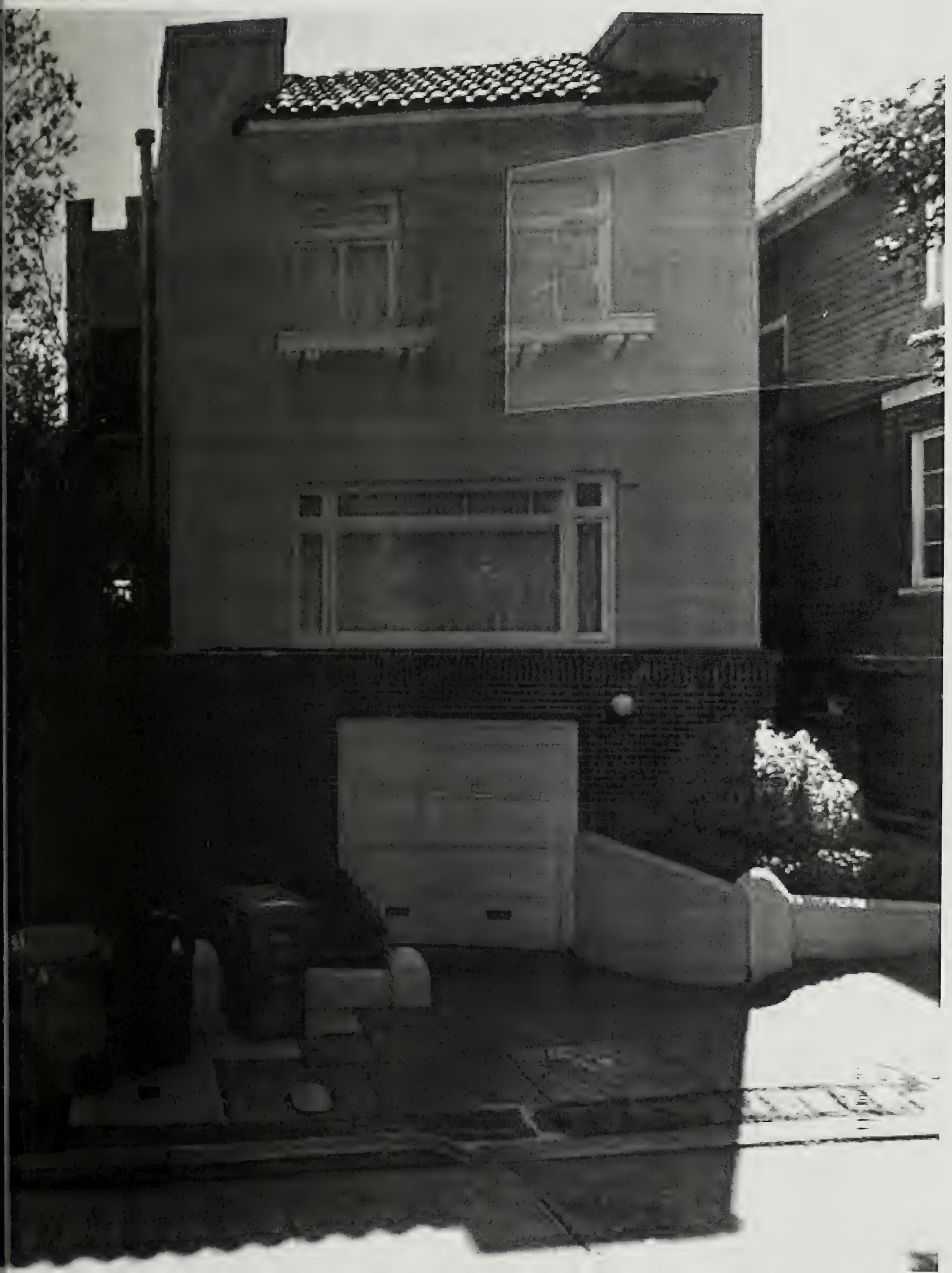
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1280 10th Ave.		1741/026	
Case No.	Permit No.	Plans Dated	
2013.1655E		12/12/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and facade renovation of existing 1-residential unit + 1 commercial unit building; reconfigure storefront and windows; new roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling WORKSHEET FOR CATEGORY A DR. JAMES B. BAKER - 10/10/2013 Planning Department - 10/10/2013 Date: 2013.11.13 17:25:11 -0800	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>1/7/14</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Jonathan G. Lammers	
Preservation Planner Signature: <u>Jonathan G. Lammers 1/21/14</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>Jonathan Lammers</u>	Signature or Stamp: Jonathan G. Lammers 1/21/14
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 7, 2014
Case No.: 2013.1655E
Project Address: 1280 10th Avenue
Zoning: NCD (Inner Sunset Neighborhood Commercial)
40-X Height and Bulk District
Block/Lot: 1741/026
Date of Review: January 7, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 1280 10th Avenue (also addressed historically as 840 - 858 Irving Street), is located on a rectangular-shaped lot measuring 32.5 feet by 100 feet on the northeast corner of Irving Street and 10th Avenue in the Inner Sunset neighborhood. The property is located within the Inner Sunset Neighborhood Commercial (NCD) zoning district and a 40-X Height and Bulk District.

The subject property consists of a one story, wood frame, commercial unit facing Irving Street, with a one-and-a-half story residential-over-garage unit at the northwest corner of the building facing 10th Avenue. The building is rectangular in plan, primarily clad with textured stucco and brick veneer, and capped by a flat roof. It was constructed in 1904 per the San Francisco Assessor, although Sanborn maps and city directories indicate the original construction date as circa 1906-1907.

The primary façade faces south onto Irving Street and features a center entry flanked by aluminum and plate glass windows. The lower portion of the façade is wrapped by a brick veneer, while the upper portion includes a fabric awning and is clad with painted plywood. The west façade of the commercial unit is clad with rough-textured stucco and the upper portion of the façade includes a narrow overhang—the likely result of a prior alteration. Spaced along the west façade are a series of narrow sliding aluminum windows with wood frames, as well as pedestrian entry screened by a metal security gate toward the north. The residential-over-garage portion of the building at the northwest corner includes a mix of pedestrian and vehicle entrances at the first story. Moving north to south, these include a garage with paneled wood door; a paneled wood pedestrian door crowned by a plaster shield ornament; a sliding flush wood door and what appears to be an additional infilled vehicle opening. Above the garage and sliding door are six double-hung aluminum windows arranged in two groups. A small portion of the north façade is visible in this area and is clad with rustic channel wood siding.

Known alterations to the exterior of the property as indicated by building permits and historic photos include the removal of a storefront partition and installation of new doors (1913); installation of a new cornice over the storefront with the plate glass windows raised approximately one foot (1937);

remodeling of the storefront—including the addition of brick veneer at the base of the primary façade with vertical wood siding above (circa 1957); and sealing off the side wall at the left garage (1977). Other apparent alterations as indicated by Sanborn maps include the addition of the residential unit (circa 1913), and the application of plywood over the vertical wood siding on the primary façade (unknown date).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

1280 10th Avenue is located in San Francisco's Inner Sunset neighborhood, an area roughly bounded by Lincoln Way on the north, Stanyan Way and Clarendon Avenue on the east, 19th Avenue on the west, and Quintara Street on the south. The vicinity of the subject block is mixed in character. Along 10th Avenue and Lincoln Way the block is almost exclusively residential and marked by single-family and multi-family dwellings. By contrast, Irving Street and 9th Avenue include commercial, residential, mixed use and light industrial properties. San Francisco Assessor's data indicates that construction dates for buildings on the subject block range from 1904 to 1983, although most were constructed between 1904 and 1910. This is reflected in the mixed architecture of the building stock, which includes examples of Queen Anne, Classical Revival (Edwardian era), Mission Revival and Tudor Revival designs, as well as examples of midcentury infill. Several of the older properties in the neighborhood also show evidence of prior alterations, including window replacement and recladding—typically stucco or asbestos shingles over wood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A
	☐ Contributor ☐ Non-Contributor

Based on the information provided in a historic resource evaluation prepared by Preservation Architecture (dated 10/10/2013), information found in the Planning Department files, and research conducted on the Inner Sunset neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register, either individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

In the years following the Gold Rush, much of the western half of San Francisco was known as the "Outside Lands," a large undeveloped area encompassing all of what is today the Richmond and Sunset neighborhoods, as well as Golden Gate Park. The Inner Sunset area was first platted as a result of the Outside Lands Ordinances, enacted during the 1860s. The ordinances helped settle land ownership disputes and allowed for the subdivision of new city blocks. They also provided for the reservation of lands for public building sites, squares and parks—including Golden Gate Park, which was formally surveyed in 1870.

Initially, Golden Gate Park consisted of little more than scrub and sand dunes, and the surrounding area was used primarily for farming and raising livestock. As the park began to take shape, however, real estate speculators and streetcar companies lobbied for the introduction of mass transit, and franchises were subsequently granted for several cable car lines connecting the park to more developed areas of the city. These included the Market Street Railway's Haight Street cable car line, which opened in 1883 with a route running out Market and Haight streets to a terminus at Sanyan Street. There, passengers could board the steam-powered Park and Ocean Railroad, which ran out Lincoln Way to Ocean Beach. This steam line was converted to electric trolley service in 1898 and renamed the Ferries, Park & Ocean line, providing service from the Ferry Building all the way to Ocean Beach. Another streetcar loop was installed around the same time, running out Carl Street and Irving Street to 9th Avenue before turning one block north to Golden Gate Park.

The introduction of mass transit touched off a sustained period of residential construction in the vicinity of the Golden Gate Park—first in what is today the Haight Ashbury neighborhood, and later in the Inner Sunset and Inner Richmond neighborhoods. Maps produced in 1899 by the Sanborn Map Company show that most blocks in the vicinity of the subject property were only five to twenty-five percent built out—and some remained wholly undeveloped. By contrast, maps produced in 1905 show that several blocks fronting Golden Gate Park were by then approximately seventy-five percent built out. The Inner Sunset neighborhood experienced another concentrated burst of development following the 1906 Earthquake and Fire, when many residents relocated to areas outside the burned districts.

Building activity in the Inner Sunset tapered off around World War I, but soared again during the 1920s as San Francisco and the rest of the country participated in a sustained building boom. In recognition of the neighborhood's continued growth, the Sunset Tunnel was constructed in 1928 by the city-owned Municipal Railroad (MUNI) for the new N-Judah streetcar line. Designed to provide a faster connection between the Sunset neighborhood and downtown, completion of the N-Judah line touched off a wave of commercial development along its right-of-way, which originally ran out Irving Street to 9th Avenue, before turning south and running west along Judah Street. By the end of the 1920s, much of the Inner Sunset in proximity to Golden Gate Park was built out.

The subject block is first shown on the 1899 Sanborn map where it is depicted as approximately twenty-five percent built out, almost exclusively with single-family dwellings. By 1905, however, the block was approximately ninety-percent built out, with a concentration of residential properties along 10th Avenue, while 9th Avenue included several commercial and mixed use buildings—including two butchers' shops. The subject property is shown vacant on the published version of the 1905 Sanborn map. But a copy of the 1905 map in the San Francisco Public Library's collection includes a hand-drawn sketch dated 1908 which shows the subject property as occupied by a commercial building divided into three storefronts: two facing Irving Street and a smaller storefront facing 10th Avenue. According to the historic resource evaluation prepared by Preservation Architecture, the subject building was constructed circa 1906-1907 for Henry and Rudolph Marquard as a butcher shop. The third storefront fronting 10th Avenue was used as a barber's shop.

The rear portion of the building which includes the residential-over-garage unit is not shown in the sketch map from 1908. It was likely constructed as an addition circa 1913. That same year, building permits indicate that the storefront partition at the front of the building was removed to combine the two storefronts facing Irving Street. The newly-combined single storefront is shown on the 1915 Sanborn map—as is the rear addition, labeled as an "Auto Ho" or "auto house" (garage). Part of the rear addition also included a small area labeled as a stable. At this time the building appears to have been operating as a fruit market, and the stable may have been used to board a horse for making deliveries.

The building functioned as a grocers/fruit market through the 1930s, and was subsequently used as a restaurant and ice cream shop (1938-1950s), as an office (1950s-1970s) and again as a grocers (circa 1980-2012). The property is currently vacant.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research performed by Planning Department staff, the subject property does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. The building is tied to the first sustained wave of development in the Inner Sunset, which began around the turn of the century following the introduction of mass transit service. However, the building does not appear individually significant within that context. It also does not appear to relate to a potential historic district. While many of the surrounding buildings were also constructed around the turn of the century, there are numerous examples of midcentury infill and prior building alterations such that the area lacks cohesion.

It is therefore determined that the subject property is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual properties on the subject block as eligible for historic listing, or the identification of a potential historic district in the larger neighborhood.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

According to the information provided in the historic resource evaluation prepared by Preservation Architecture, the earliest known owner of the property was Henry Marquard. He and his brother Rudolph both worked as butchers. Circa 1913 the property was sold to Nellie and William A. Rodgers, who also owned and operated a grocery nearby at 834 Irving Street. During this time the Rodgers appear to have leased the property to various tenants. Following the death of William Rodgers in 1934, the property continued to be owned by Nellie Rodgers. Nellie was born in 1877 as one of thirteen children of

Toribio Tanforan and Maria Valencia, both members of prominent and pioneering families in San Francisco. In addition to the subject property, Nellie for a time also owned the Tanforan Cottages at 214 and 220 Dolores Street (San Francisco Landmarks 67 and 68). Following Nellie's death in 1951, the property passed to her sister, Julia C. Bodkin. Other owners of the subject property have included the following:

- 1954-1958: Frank Dalporto (Sunset Market, 827 Irving) and Cesarino Dalporto; Alfred Lazzareschi (Sunset Market) and Elsie Lazzareschi.
- 1958-1976: Reuben Price (accountant) and Selma Price
- 1976-1977: James and Paula Lee (James Lee Realtors)
- 1977-1995: Han Sang and Hyon Suk Lee
- 1995-2013: Han Bong and Michelle M. Park

Considered as a whole, none of the persons named above appear to be important to local, state or national history. While Nellie Rodgers was born into prominent San Francisco family—and was the property's longest owner (circa 1913-1951), research does not indicate that her productive life was important to local or regional history. It is therefore determined that 1280 10th Avenue is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1280 10th Avenue was originally constructed circa 1906-1907 as a three unit commercial building. Circa 1913, the two storefronts facing Irving Street were combined into a single unit. Around the same time, a residential unit and garage were added at the rear of the property. Historic photos and building permits show that the building was remodeled in 1937, and again circa 1957. The latter alteration was influenced by midcentury architectural influences and resulted in the application of a brick veneer at the base of the primary façade, with vertical wood siding above.

The various alterations have compromised the building's original design such that it no longer conveys association with its early construction, nor with the 1937 storefront alteration. The circa 1957 alteration also does not appear significant in its own right. Considered as a whole, the subject building has lost much of its integrity of design, materials and workmanship and does not qualify for individual listing in the California Register under Criterion 3. 1280 10th Avenue also does not appear to contribute to any potential historic district. As discussed in this analysis, various infill projects and alterations to many buildings on the subject block have removed character-defining features and ornament. Overall, the subject block face lacks sufficient cohesion and integrity to qualify as a potential historic district.

It is therefore determined that 1280 10th Avenue is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude determining other buildings on the subject block to be individually eligible for historic listing, nor does it preclude identifying a potential historic district in the larger neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or

methods. It is therefore determined that 1280 10th Avenue is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

1280 10th Avenue is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

1280 10th Avenue is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
☐ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-13-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



Primary and west facades of 1280 10th Avenue (Google Maps)



View of the residential unit at the northwest corner of 1280 10th Avenue (Bing Maps)



Satellite view east of 1280 10th Avenue (Google Maps)



01-27-14P02:19 RCVD

**SAN FRANCISCO
PLANNING DEPARTMENT****CEQA Categorical Exemption Determination**

JAN 27 2014

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2680 Jackson St.		0585/012	
Case No.	Permit No.	Plans Dated	
2013.1559E			
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): JGL 1/21/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>12/30/13</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>Jonathan G. Lammers</u> <u>1/21/14</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>Jonathan Lammers</u>	Signature or Stamp: <u>Jonathan G. Lammers</u> <u>1/21/14</u>
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 30, 2013
Case No.: 2013.1559E
Project Address: 2680 Jackson Street
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 0585/012
Date of Review: December 30, 2013 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

1650 Mission St.
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CA 94103-2479

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415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2680 Jackson Street, is located on the north side of Jackson Street between Scott and Pierce Street in the Pacific Heights neighborhood. The subject lot is rectangular in shape and measures 32.5 feet wide and 71.375 feet deep. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood-frame, single-family residence constructed in 1922 and designed in the Mediterranean Revival style. The building is somewhat I-shaped in plan, clad with textured stucco, and capped by a flat roof. The primary façade faces south onto Jackson Street with the primary entrance set back along the west side of the property. This entry is set within a vestibule located at an intermediate level between the basement and first story and is approached by a brick walkway with stucco cheek wall. The entry features a fully-glazed wood door with sidelights and is crowned with a shouldered niche featuring an applied plaster shield and garland ornament. Above this entry on the second floor is a bracketed balconette featuring ornamental ironwork, while the roofline in this area terminates in a modillion pent roof cornice clad with clay tiles.

The main portion of the primary façade features a paneled wood garage door centered on the basement level, with a paneled wood pedestrian door to the east. The basement level is separated from the first story by a molded stucco water table which wraps the façade. Above, an angled bay window is centered on the first story and features a bracketed and molded base, stucco spandrels, and a molded wood cornice. This window is flanked by molded stucco panels which carry up to the roofline where they terminate in a plaster shield and garland motif. The façade as a whole terminates in a bracketed and modillion cornice capped by a pent roof clad with clay tiles. The east and west ends of the roofline in this area step up with shouldered projections.

Fenestration includes a fixed (possibly pivot) and casement wood windows with transoms in the bay window, as well double-hung wood windows at the second story. Visible portions of the east façade

include two, single-light wood windows. The window at the first story includes a transom. A single double-hung wood window is located at the second story of the west façade.

A review of building permits indicates relative few exterior alterations to the property, including repairs to the back deck and stair (1991); the addition of skylights (1999), and the widening of the garage door by two feet (2002). Various other permits relate to interior remodeling projects.

Pre-Existing Historic Rating / Survey

The subject property has not been assessed by any historic or architectural surveys and is not listed on any local, state or national registries. The subject property is therefore considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

2680 Jackson Street is located directly across from Alta Plaza in San Francisco's Pacific Heights neighborhood, an area roughly bounded by Green Street on the north, California Street on the south, Van Ness Avenue on the east, and Presidio Avenue and Lyon Street on the west. The area surrounding the subject property is overwhelmingly residential and characterized by two- to three-story single-family dwellings with a small minority of flats and apartments. Some residences have also been converted to institutional use. Construction dates for buildings located on the subject block range from circa 1895 to 2006. This is reflected in the mixed architecture of the building stock, which includes examples of buildings designed with Italianate, Arts & Crafts, Colonial Revival, Mediterranean Revival and Midcentury Modern influences. The overall level of architectural integrity is good, with window replacement and garage insertions among the most common alterations. A few buildings also show evidence of prior vertical additions.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in a historical resource evaluation report prepared by Left Coast Architectural History (dated 18 October 2013), information found in the Planning Department files, and research conducted on the Pacific Heights neighborhood, Preservation staff finds that the subject building is not eligible for listing in the California Register of Historical Resources, either individually or as part of a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The street grid for Pacific Heights was platted during the 1850s as a result of the Van Ness Ordinance, which created a large addition to the city boundaries known as the "Western Addition." This legislation also reserved several squares for public use, including Alta Plaza, Lafayette Park, Jefferson Square, Hamilton Square and Alamo Square. During this period, access to the Pacific Heights area was hampered by the steep topography. The closest formal transportation route was the Presidio Road, developed during the 1840s with an alignment roughly following today's Union and Filbert streets.

From the 1850s through the 1870s the area remained far removed from the more populous areas of the city and was used primarily for dairies and cattle ranching. The 1869 U. S. Coastal Survey map of San Francisco shows that only California and Sacramento streets had been graded as far west as what is today Divisadero Street, and the nearest streetcar operations were horse-drawn cars running along Post Street to the south, and at Sutter and Polk streets to the east. Within the boundaries of Pacific Heights, only a few dozen buildings are shown, most of which were located away from the steep upper slopes.

The primary catalyst for sustained development of Pacific Heights was the invention of the cable car, which revolutionized transportation by reducing travel times and making it much more feasible to develop the city's hills. In 1877, the Clay Street Hill Railroad was extended west to Van Ness Avenue, bringing the eastern portion of Pacific Heights within easy commuting distance of downtown. Two years later, the California Street Cable Railroad extended its operations as far west as Presidio Avenue, and by 1891 additional lines had been installed running out Jackson and Union streets, as well as along Pacific Avenue as far west as Fillmore Street.

The evolution of Pacific Heights as a prestigious suburb during this period can be traced to a number of factors. One was the decline of the city's first fashionable neighborhood, Rincon Hill, following construction of the Second Street Cut in 1869. A few years later, tree planting efforts along Van Ness Avenue—one of the city's broadest thoroughfares—increased the attractiveness of that boulevard and a number of grand Victorian residences were built along or in close proximity to Van Ness Avenue. As more cable car lines were extended westward from Van Ness Avenue, the construction of large homes followed their routes.

Generally speaking, the development pattern in Pacific Heights during the late-19th and early-20th centuries was characterized by the construction of large detached residences with ample front and side setbacks. Flats were a minority. Many of the largest homes were built on oversized lots with extensive side yards, or commanded prestigious corner locations. The block interiors were frequently built up with comparatively modest—though still substantial—two-story residences. Pacific Heights was not monolithic, however. Some areas followed a development pattern more closely attuned to the urban

density seen elsewhere in the Western Addition, with streets lined with rows of dwellings and flats with little or no side setbacks. These included the area south from Jackson Street and west of Buchanan Street, as well as the northeastern portion of the neighborhood along Green Street between Octavia and Webster streets. The latter included distinct pockets of semi-identical flats, dwellings and row houses—a few of which survive, including 1950-1960 Green Street and 2811-2819 Buchanan Street.

Initially, wood frame construction was dominant, although brick construction grew in popularity toward the turn of the century. Commercial development was relatively rare, although shopping districts did evolve along some of the cable car routes, particularly California, Union and Fillmore streets. By the turn of the century much of the eastern and southern portions of Pacific Heights were beginning to approach build-out, although development remained fairly sparse in the northwestern portion of the neighborhood. This was partly due to the extreme topography. In particular, the area between Scott Street and the Presidio featured some of the steepest grades in the neighborhood, with a change in elevation of more than 100 feet between Pacific Avenue and Vallejo Street. As a result, streets such as Lyon, Baker and Broderick were developed with stairways rather than graded streets south of Broadway.

The turn of the century also coincided with improvements to Alta Plaza. Up until the 1870s, the area had been used as a quarry, and it was not until the 1890s that the park reservation was graded and landscaped, likely by landscape designer, Rudolph Ulrich. In 1899, administration of public squares was transferred to the Parks Department, and by 1905 four flights of terraced steps had been installed, as well as additional trees and shrubs.

The neighborhood largely escaped damage during the 1906 Earthquake and Fire, when Van Ness Avenue was used as a fire break. For a time earthquake refugees camped in Alta Plaza, although it never became a formal relief camp. As with other neighborhoods located outside the burned districts, Pacific Heights soon experienced a punctuated period of infill as displaced residents relocated to the area. A fair amount of construction also occurred in the neighborhood during the early 1910s, some of which likely anticipated the 1915 Panama Pacific International Exhibition (PPIE) which was developed a few blocks to the north in what is today the Marina neighborhood. While the Exposition was still taking place, an organization known as the Exposition Preservation League was formed by property owners in Pacific Heights. Their expressed goal to protect their property values by promoting public zoning restrictions in order to avoid haphazard redevelopment of the Exposition grounds.

Evidencing shifting architectural tastes, the buildings constructed during the early 20th century were designed in a variety of styles, although Shingle (or First Bay Region), Craftsman, Classical Revival and Period Revival design influences were most popular. A substantial number of these homes were architect designed and constructed with a high level of craftsmanship. Master architects known to have worked in Pacific Heights include George Applegarth, Bakewell and Brown, Bliss and Faville, Ernest Coxhead, Lewis Hobart, John Galen Howard, Edgar Mathews, G. Albert Lansburgh, Bernard Maybeck, and Willis Polk, among others.

Pacific Heights experienced another significant period of growth during the 1920s, as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. Another result of the 1920s building boom in Pacific Heights was the demolition of large Victorian homes—by this time seen as *passé*—for the

construction of elegant new apartment buildings. This type of activity was most pronounced at the eastern end of the neighborhood, particularly east of Fillmore Street. Improvements in construction equipment and engineering techniques during the 1920s also facilitated construction at sites previously viewed as too steep or otherwise unsuitable for development. By the end of the decade, only one large undeveloped parcel remained in Pacific Heights: the block bounded by Broadway, Vallejo, Divisadero and Scott streets. This area would subsequently be developed during the 1930s as the Normandie Terrace subdivision.

During World War II, many of the surviving large Victorians in Pacific Heights were subdivided into boarding houses to accommodate a huge influx of war workers. As building activity revived during the post-war period, many of these buildings were demolished and replaced with multi-story apartment buildings. All of the cable car lines were also removed from the neighborhood. During this same period, several large homes were purchased for institutional uses. These included a group of homes on the 2200 block of Broadway used for school buildings by the Convent of the Sacred Heart. The San Francisco Historical Society also purchased 2090 Jackson Street for its headquarters. Other homes were and continue to be used as foreign consulates. Today, Pacific Heights remains one of the most prestigious neighborhoods in the city. The presence of many large apartment buildings lends an urban feel to the eastern end of the neighborhood, while the blocks between Jackson and Green streets west of Steiner Street continue to serve as an elegant enclave of primarily single-family dwellings.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then featured three frame dwellings toward the east end of the block, none of which remain extant. By 1905, Sanborn maps show the subject block was approximately eighty percent built out, primarily with large, detached residences and duplexes. Several of these were designed by some of San Francisco's most distinguished master architects. These included 2600 Jackson Street, designed by Ernest Coxhead and completed in 1895; the Gibbs Residence at 2622 Jackson Street, designed by Willis Polk and completed in 1895; as well as a pair of buildings at 2415 and 2421 Pierce Street, designed by Edgar Mathews and completed in 1897. Much of the undeveloped land which remained on the block included the rear and/or side yards for these buildings.

The subject block remained essentially unchanged until 1921, when a large property at the west end of the block containing the home of lumber merchant, William Hayden Talbot, was sold to Charles and Mable B. Schlesinger. According to the historical resource evaluation report prepared by Left Coast Architectural History, the Schlesingers sold the property the following year to Henry O. Trowbridge, president of the Douglas Realty Company, and real estate agent W. F. Perkins. The Talbot home was soon demolished and the property subdivided into seven lots: two facing Jackson Street (including the subject property), three facing Scott Street and two facing Pacific Street. Concurrently, Trowbridge and Perkins hired architect Alfred H. Jacobs to design a tract of seven, two story wood frame single-family residences. All of these building—including the subject property—were constructed in 1922 and were designed with similar plans and architectural finishes.

Over the following decades, several additional infill and redevelopment projects occurred on the subject block. Sometime prior to 1938, a duplex unit near the northeastern corner of the block was removed and the lot was subsequently redeveloped with two new residences in 1957. During this same period, a large duplex at 2614-2618 Jackson Street was converted into 16 apartments, while a large Victorian era residence at 2610 Jackson Street was torn down and redeveloped with new single-family dwellings. The

rear yard behind 2622 Jackson Street was also subdivided for the construction of a new residence in 1966. More recently, two dwellings at 2608 and 2610 Jackson Street were completely remodeled into a new single-family dwelling at 2606 Jackson Street.

Considered as a whole, 2680 Jackson Street does not appear to be associated with significant events such that it would be individually significant under Criterion 1. Its construction is associated with broader trends in Pacific Heights during the 1920s, when many older properties were redeveloped, but its construction does not appear noteworthy within this context. Likewise, it does not appear to be part of a potential historic district. It is one of a group of seven dwellings designed as speculative investment properties, but similar development practices were common in San Francisco during that period. It also does not appear to relate to a potential historic district encompassing the remainder of the block. As discussed above, the subject block was essentially built out over a period spanning more than 100 years and does not demonstrate any specific or important association with development of the Pacific Heights neighborhood.

It is therefore determined that 2680 Jackson Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Pacific Heights neighborhood as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

According to the historical resource evaluation report prepared by Left Coast Architectural History, the first residents of 2680 Jackson Street were Charles A. and Millie D. Gibson. Charles Gibson was the assistant general manager of the Oceanic Steamship Company. In 1926, the couple moved to Saratoga, California, although they maintained ownership of the property until 1939. Rental occupants of the property during this time included Della McHugh in 1927; Caroline and Charles Martin (bookkeeper) in 1931; Manuel A. de Olazabal, (Argentine Consul) during 1933 and 1934; and Mrs. Adela Pellas in 1937.

Between 1939 and 1944 the property was owned by Cornelius Bernardus de Bruyn, president of Shell Chemical Company. Prior to that time de Bruyn had lived with his wife Lucia, at 2050 Jackson Street. The Shell Chemical Company was formed in 1929 and began the first production of ammonia from natural gas in California in 1931. It also pioneered various chemical processes including the production of isopropyl alcohol and various solvents.

From the 1940s through the 1970s the property was sold numerous times. Owners and occupants during this period include:

- 1945-1948: Patricia and Raymond Kimberk. Mr. Kimberk was assistant general superintendent of the Coastwise (Pacific Far East) shipping line.
- 1948-1952: June H. and Eminel P. Halsted. Mr. Halsted was vice president of Halsted & Company, funeral directors, founded in 1883.
- 1952-1954: Mary E. and Raymond W. Housh. Mr. Housh was employed as a merchandise manager at Macy's department store.
- 1954-1958: Frederick J. Helman, vice president of Wells Fargo Bank. The property was rented to John D. Berl during this period.

- 1958-1972: Olga R. and Alexander Simon. Mr. Simon was a medical supervisor at the Langley Porter Neuropsychiatric Institute and in 1970 co-authored the book *Crisis and Intervention – Fate of the Elderly Mental Patient*.
- 1972-1975: Doris M. and Malcom E. McPherson

The subject building was originally constructed as a speculative investment property and does not convey the personal influence of its original owners. In addition, while several of the persons named above were clearly successful professionals, it does not appear that the subject property figured significantly in their careers and most occupied the property for only a short period. It is therefore determined that 2680 Jackson Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

2680 Jackson Street was designed by architect Alfred H. Jacobs (1882-1954) as one of seven speculative investment properties on the subject block. Alfred H. Jacobs was born in San Francisco and graduated from U.C. Berkeley in 1903. One of his earliest known works is the Alfred and Rose Sutro House at 3660 Jackson Street in Presidio Heights (1907). During his career Jacobs is known to have designed numerous residential, commercial and institutional properties, with a focus on theater design. These included several theaters in San Francisco: the California Theater (1917), the Granada Theater (1921), Curran Theater (1922) and remodeling projects at the Portola Theater (1922) and Strand Theater (1925). In 1919 Jacobs also designed the Winema Theater in Scotia California, a Chalet-style building constructed entirely of redwood.

Other prominent projects designed by Jacobs included Oroville Hotel (1910), the Kullman-Salz office building in Benicia (1917), an orphanage, gymnasium and other buildings for the Pacific Hebrew and Home Society (1919, 1922, 1925), a religious school for Congregation Emmanu-el (1918), and the Hilliard Apartments at 145 Laurel Street (1920). While Jacobs is known to have constructed numerous private residences in San Francisco's Pacific Heights, Presidio Heights, Jordan Park and Richmond neighborhoods, the subject property is part of the only known grouping of speculative dwellings designed by the architect. For many years Jacobs maintained an office at 110 Sutter Street, and from at least 1917 to 1948 he and his wife, Lillian, resided at 80 21st Avenue. Considering his numerous prominent commissions, Alfred H. Jacobs appears to qualify as a master architect.

Based on a review of the building's architectural features, 2680 Jackson Street appears to be a good example of a Mediterranean Revival style dwelling. However, it does not appear to be a particularly significant or noteworthy example of the style, especially as compared to other, more expressive examples within the Pacific Heights and San Francisco as a whole. It also does not appear to be an important work within the overall context of Alfred H. Jacobs' career. As previously discussed, it is part of a collection of seven buildings designed by Jacobs and commissioned for speculative resale. While this commission appears unique within Jacobs' career, the quality of the buildings does not appear to be on par with his individualized designs.

As a group, these buildings relate well in terms of scale and architectural materials, but they do not stand out as above average examples of Jacobs' work, nor as superior examples of early 1920s design in San Francisco. None of these buildings were noted in the city's 1976 Architectural Quality Survey, nor have they been included in scholarly publications discussing the architecture of Pacific Heights. It is also worth

noting that two of these buildings have prominent vertical additions. Thus, these buildings do not appear to constitute a potential historic district among themselves, nor do they appear to relate to a larger historic district in the neighborhood. As discussed above, the subject block was built out over a period spanning more than 100 years and there is not sufficient architectural cohesion to warrant the identification of a historic district.

It is therefore determined that 2680 Jackson Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 3. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the neighborhood as significant under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 2680 Jackson Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has not been found significant under any of the Criteria named above and thus a discussion of integrity is not warranted.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property has not been found significant under any of the Criteria named above and thus a discussion of character defining features is not warranted.



View north of the primary façade of 2680 Jackson Street (Google Maps)



View northeast to the primary and west façades of 2680 Jackson Street (Google Maps)

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 1-13-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View northwest to the primary and east façades of 2680 Jackson Street (Google Maps)



Satellite view showing 2680 Jackson Street (Google Maps)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 15 Baker ST	BLOCK/LOT(S) 1235/006
CASE NO. 2012-1285E	PERMIT NO.
	PLANS DATED 1/13/2014

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1: EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2: CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase 1 Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

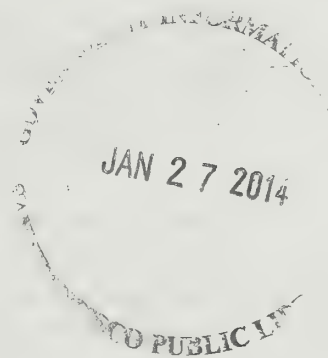
NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

Project Can Proceed
With Categorical
Exemption Review.

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

ECO-STEP 3

MP
01/21/14



STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☐ Project is not listed:
GO TO STEP 5

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.
vertical + horizontal additions

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify: *roof decks not visible*

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

gatt

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

gatt

Preservation Planner Initials

STEP 6

CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP

Must file *Environmental Evaluation Application*.

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date June 25, 2013
Case No.: 2012.1285E
Project Address: 15 Baker Street
Zoning: RH-3 (Residential – House, Three-Family)
40-X Height and Bulk District
Block/Lot: 1235/006
Date of Review: May 6, 2013 (Part I)
June 25, 2013 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1890, the subject building at 15 Baker Street is located on the west side of Baker Street between Page and Haight Streets in the Panhandle area of the Haight/Ashbury neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated May 6, 2013), the Department has determined that the subject property is eligible for inclusion on the California Register as a contributor to the potentially eligible Buena Vista North historic district under Criteria 1 and 3. The character-defining features of the potential Buena Vista North Historic District include:

- Wood frame construction;
- Two-to-three story height;
- Residential use;
- Elevated entry with stairs;
- Planter boxes or retaining walls in front setback, or no front setback;
- Gable or flat roof;
- Victorian-era or Edwardian-era detailing such as ornate window and door surrounds, cornices, brackets and paneling;
- Double-hung, wood-sash windows;
- Square or angled bay windows;

15 Baker Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: May 15, 2013 by Santos & Urrutia Structural Engineers

Project Description

The subject property is occupied by a two-story over garage, single family, wood frame residence constructed in 1890. The residence is designed in the Stick/East Lake architectural style and notable historic features include: horizontal wood siding; double-hung, wood sash windows with transoms and ornamental surrounds; square bay windows; a decorative paneled and bracketed cornice with wide projecting eaves; a high parapet; and an elaborately detailed raised entry porch with curved posts featuring carved, paired wood doors with an arched transom.

The proposed project includes vertical and horizontal additions. The vertical addition will result in the creation of a new 4th floor that will be set back approximately 14.5' from the front façade and will rise 7 feet above the existing building. The vertical addition will feature two cross gable dormers beneath the roofline of the gabled addition. Front and rear roof decks will be created and will extend to the front and rear exterior walls, yet will be set beneath the high parapet of the existing building. The horizontal addition to the south façade will extend to the property line and will result in the addition of two architectural bays to the primary facade of the existing building and alteration of the existing bay window on the primary facade. New materials will include wood siding and decorative window surrounds to match the existing trim. The project also includes the addition on one (1) tandem parking space, demolition of all interior walls, and reconfiguration of the rear patio stairs. The resulting project will increase the total square footage of the building from 3,897 ft² to 6,052 ft².

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project will cause a significant adverse impact to a historic resource by altering its character-defining features. The proposed project includes the alteration of the overall massing, scale and roof form of the subject building in relation to the historic district such that the proposed project would not meet the Secretary of the Interior's Standards for Rehabilitation.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include the construction of a vertical addition to create a fourth story and a full-height (four-story) horizontal addition that will result in the alteration of the overall massing and roof form of the subject building. These changes will result in the alteration of distinctive features, spaces and spatial relationships that characterize the subject property and its relationship to the historic district by introducing two over-scaled additions that will be prominently visible from the public right-of-way, as well as modification of the appearance of the primary façade. The subject building is located in a row of five identical Stick/East Lake style residences designed in 1890 by builder Hugh Keenan. The proposed alterations will alter the character of the historic district including the relationship of the subject property within the row of five identical Keenan buildings.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the construction of vertical and horizontal additions that will alter the overall massing and form of the subject building and its relationship to other contributing properties within the potential historic district (as described under Standard 2 above). The proposed horizontal addition is visible from the public right-of-way and replicates Stick/East-Lake style detailing and wood materials and will create a false sense of historical development. Historically, buildings in the historic district (including the immediate neighbors of the subject property) were designed with two-story over basement/garage massing with flat roofs featuring high ornamental parapets. The introduction of a gable roof addition with cross gable dormers is incompatible with the historic form of the subject building. The infilling of the side setback with a full-height (four-story) horizontal addition will add two architectural bays to the south portion of the primary façade and will be detailed with replicated Stick/East Lake detailing that will not be differentiated from the historic materials. The horizontal addition is not set back from the front façade and reads in plane with the historic building. The proposed vertical and horizontal additions will be visible from the public right-of-way and will create a false sense of historic development within the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the alteration of the existing massing and roof form of the subject property through the introduction of non-compatible fourth-story addition that is out of scale with the historic property. The proposed project also includes the removal of historic exterior materials on the primary and south facades and construction of a large (four-story) horizontal addition that alters the materials and form of the primary facade. The proposed alterations will be visible from the public right-of-way and will result in the removal of distinctive materials, features, and finishes that will alter the character of the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes the construction of a vertical addition with a gable roof and cross gable dormers on top of the existing roof. The vertical addition is set back 14.5 feet from the front, extends to the side property lines, and rises approximately 7 feet above the existing roofline. The project also features a four-story horizontal addition to the south that abuts the primary façade. These changes will alter the overall proportion, massing and scale of the historic resource and will be clearly visible from the public right-of-way. The additions will be articulated in materials that closely match the historic materials and will not be differentiated from the historic character of the existing building. The height and width of the additions and new roof form is out of scale with the overall scale, proportion and massing of the property and identically scaled properties within the historic district. The proposed project would impact the spatial relationships that characterize the property and surrounding district.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed vertical addition will permanently alter the roof plan and massing of the building. The horizontal addition will permanently alter the massing, materials and proportion of the primary façade of the building. In the unlikely event that the additions were later removed, the materials and form of the roof, primary and south facades would need to be reconstructed in order to revert to its previous character. The proposed project would result in impairment of the essential form and integrity of the historic property

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is **not** consistent with the *Secretary of the Interior Standards for Rehabilitation*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 15 Baker Street will have a

significant adverse impact upon a historic resource, as defined by CEQA, by altering a contributing feature of the potential Buena Vista North Historic District. As currently proposed, the construction of a vertical addition and a full-height horizontal addition, as well as the proposed changes to the primary facade, are incompatible alterations that will impair the property's significance. The height and form of the proposed vertical addition alters the overall massing, proportion and scale of the building and the selection of materials does not allow this new feature to read as a contemporary element. The form and massing of the horizontal addition is over-scaled and introduces conjectural features to the primary facade.

In order to meet the Standards, the proposed project should be revised as follows:

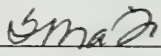
1. **Primary facade:** No alterations should be made to the massing, dimensions or materials of the primary facade (with the exception of alteration of the garage opening). All of the historic features of the primary facade should be retained and preserved. The width of the window bay should not be altered to accommodate the addition.
2. **Horizontal addition:**
 - a. **Setback:** The full-height horizontal addition should be set back from the front building wall in order for this new feature to read as secondary to the historic building. The horizontal addition should begin to the west of the existing angled bay window along the south facade and the existing angled bay window should be preserved.
 - b. **New window surrounds:** Simplify the proposed trim detailing to read as contemporary elements. Historic trim should not be replicated for new features.
3. **Roof form:** The roof of the vertical addition should be flattened to minimize the visibility of the feature from the public right-of-way. The addition should be designed as a simple box that is setback on each side so that it reads as subordinate to the historic building below
4. **Dormers:** The proposed dormers add complexity to the roof form of the proposed addition and should be removed from the project scope.
5. **Materials:** New materials should be slightly differentiated from the historic materials so that they read as contemporary elements. Please use simple, clean lines to reference the historic materials without copying them exactly.
6. **Vertical addition:** Align the vertical addition with the proposed new horizontal addition, which will begin to the west of the existing angled bay window on the south facade.

In addition, the following comments were outlined by project planner Sharon Lai in a Notice of Planning Department Requirements (dated April 9, 2013) and have not yet been addressed. These Planning Code requirements must be addressed and incorporated into the proposed project prior to completion of the Historic Resource Evaluation Response:

7. **Residential Design Guidelines.** The Planning Commission adopted the 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at <http://www.sfgov.org> or purchase for \$3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project:

- a. The proposed building should respond to the pattern of side setbacks at the front facades found on the block face. Please revise the proposed design to respond to this pattern. (RDGs p. 15-16)
8. **Building Height.** The construction proposed appears to be above the 40 foot height limit. Please clearly show the height limit on the elevations.
 - a. Please note that Planning Code Section 134(c)(1) states that when the rear yard requirement is reduced, the last 10 feet of building depth permitted on the subject lot shall be limited to a height of 30 feet.
9. **Dormers.** The proposed dormers appear to be over the height limit. Please refer to the Zoning Administrator's Dormer Bulletin (www.sfplanning.org) for more information.
10. **Rear Yard Variance.** The proposed rear horizontal expansion and deck appears to be within the required rear yard. Please submit and justify for a rear yard variance, or revise the design to be within the buildable area.
11. **Green Landscaping Ordinance.** The addition of a new dwelling unit requires compliance with the Green Landscaping Ordinance. Please provide 50% of the front yard to be permeable by using porous asphalt, porous concrete, interlocking pavers, bricks, or landscaping. Areas counted towards the landscaping requirement (20% of the required setback area) can also be credited towards the permeability requirement. Please show the landscaping information on the site plan.
12. **Landscaping.** Planning Code Section 132(g) requires that a minimum of 20 percent of the front setback required by Section 132 shall remain unpaved and landscaped. Please revise the plans to show the landscaped area to comply with this Code Section.

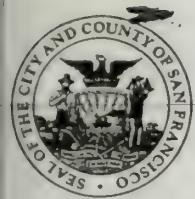
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 6.28.2013

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Sharon Lai, Project Planner

GH: G:\Documents\HRER\15 Baker Street\HRER Part II\15 Baker Street_HRER_Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 6, 2013
Case No.: 2012.1285E
Project Address: 15 Baker Street
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 1235/006
Date of Review: May 6, 2013 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
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Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 15 Baker Street, is located on a rectangular-shaped lot measuring 29.50 feet by 100 feet on the west side of Baker Street between Page and Haight Streets in the Panhandle area of the Haight/Ashbury neighborhood of San Francisco. The property is located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story over garage, single family, wood frame residence constructed in 1890. The residence is designed in the Stick/East Lake architectural style and notable historic features include: horizontal wood siding; double-hung, wood sash windows with transoms and ornamental surrounds; square bay windows; a decorative paneled and bracketed cornice with wide projecting eaves; a high parapet; and an elaborately detailed raised entry porch with curved posts featuring carved, paired wood doors with an arched transom. The building retains much of its original ornamental detailing. Known alterations to the exterior of the property include: insertion of an integral garage with paired, wood doors in 1925; removal of the iron and concrete fence at the front of the property in 1925; conversion from a single-family residence to a rest home in 1945; and replacement of the front stairs and repair of the bulkhead wall in 1955.

The building was part of the same tract that included the properties at 17, 19, 21, and 23 Baker Street. These properties were constructed as a unified row and display similar design features, including overall form, style, ornamental detailing and siting. All five buildings were constructed in 1890 by builder Hugh Keenan, who built many residences in the area. The corner property at 25 Baker was also constructed by Keenan in 1890 but is of a different character, type and style.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures

due to its age (listed as 1900 by the San Francisco Assessor, verified as 1890 according to water tap records).

The subject building at 15 Baker Street was included in the Department's 1976 Architectural Survey with a summary rating of "3" (on a scale that ranged from a "high" score of "+5" to a "low" score of "-2"). The 1976 Architectural Survey did not include evaluations of potential historic districts. The Planning Department has previously identified one or more potential historic districts in the vicinity of the subject building.

The property was surveyed in 1989 by the Buena Vista North Association as part of the Buena Vista North Survey (see attached boundary map). The subject property was determined to be contributory to the potential Buena Vista North Historic District, which is bounded by Oak Street to the north, Divisadero to the east, Haight Street to the south and Masonic Avenue to the west. According to visual observation, the block that contains the subject property at 15 Baker Street appears to have undergone little change since it was surveyed in 1989. It is important to note that although the historic district name implies association with Buena Vista Park, this historic district is physically separated from the park and is most closely related to the residential development that occurred as a result of the establishment of the Panhandle in 1870.

The potential Buena Vista North Historic District boundary overlaps a portion of the Panhandle Historic District identified in the Historical Resource Evaluation Response (HRER) for a proposed project at 200 Clayton Street, prepared by the Planning Department on January 29, 2013 (see attached boundary map). The Panhandle Historic District is associated with the residential development that occurred along the Panhandle around surrounding neighborhood between 1870 and 1915. The previously identified boundaries of the Panhandle Historic District are Hayes Street to the north, Baker Street to the east, Page Street to the south, and Stanyan Street to the west. No formal survey was conducted for the HRER and these boundaries were approximated based on Sanborn Fire Insurance Map research and windshield survey.

Research and a site visit reveal that the Buena Vista North and Panhandle historic districts are both related to the establishment of the Panhandle of Golden Gate Park in 1870 and the Haight Street Cable Car Line in 1883; resulting in the development of the Haight Ashbury neighborhood from the 1870s to c. 1915. The potential Buena Vista North Historic District is closely related to the adjacent Panhandle Historic District and these districts might be combined in the future. For the purposes of this report, the subject property was evaluated for its potential contribution to the potential Buena Vista North Historic District only, due to its location within the existing district boundary. Intensive-level survey would be required to confirm the connection between the two identified districts and to determine if the larger combined district retains historic integrity.

Neighborhood Context and Description

The immediate area surrounding the subject property at 15 Baker Street consists primarily of two- and three-story residential buildings (single-family houses and multiple-family "flats") that were constructed during the late nineteenth-century and early twentieth-century. Some modern residential construction exists on "in-fill" sites within the neighborhood. Also, a few churches and institutional properties are located in the district. The area exhibits a predominant "Victorian-era" and "Edwardian-era" architectural character, and includes styles such as Italianate, Stick-Eastlake, Queen Anne, Craftsman, and Edwardian.

The area also exhibits a unifying pattern of development that results from construction of mostly wood-frame, wood-clad detached residential buildings that are two to three stories tall and located on long, narrow residential lots. Most dwellings are located at the fronts of lots, with minimal or no front yard and/or side yards. Some properties feature elevated entrances accessed via stairs and planters or retaining walls in the front yard setback. The area contains a rectangular street grid. The Panhandle is located two blocks north of the subject property at 15 Baker Street.

The early development of the neighborhood in the 1860s consisted of scattered farmsteads and undeveloped land within the valley to the north of present day Buena Vista Park. The Panhandle neighborhood was once part of the Outside Lands, which referred to the sandy, undeveloped area of San Francisco west of Divisadero Street. City leaders were interested in the area for the eventual westward expansion of the City and in 1856 established the Outside Lands Committee to gain legal title to the area. The subsequent Outside Lands Ordinances helped settle the title disputes about the lands, lay out streets, and establish parks including Golden Gate Park. Buena Vista Park was established in 1867 when San Francisco's Committee on Outside Lands reserved the 36-acre, steeply sloped hill as the first official park in the City's system.¹ As soon as Golden Gate Park was established, the City began planning the area around the park, including the Panhandle in 1870. Several large tracts were developed but in the beginning the land was mostly used for livestock and farming.

By the 1880s, speculators and real estate developers began to show interest in the area for its location near a major park and its proximity to downtown. In 1883, these same forces along with land owners convinced the City to establish the Haight Street Cable Car line, an extension of the Market Street Railway. There were subsequent railway lines established in the neighborhood on McAllister, Hayes, and Oak Streets. Real estate values skyrocketed as speculators began buying up farmland and subdividing it into smaller residential lots. Much of the early development was recreational in nature and concentrated around the cable car turnaround which was near the entrance to Golden Gate Park at Haight and Stanyan Streets. The streetcar made the park and surrounding neighborhood accessible to residents. Visitors were also attracted to Paul Boyton's amusement park "The Chutes", which was located along Haight Street between Clayton and Ashbury Streets from 1895-1902.

In the 1890s, residential development flourished in the area as the result of the transportation and infrastructure improvements nearby. The 1899 Sanborn Fire Insurance Map indicates that the blocks just north and south of the Panhandle became the first residential neighborhood to develop around Golden Gate Park and the blocks were about 50% built out by this date. There was little development in the blocks between Haight and Page Streets from Stanyan Street to Central Avenue during this time. The blocks between Haight and Page Streets to the east of Central Avenue were about 50% built out at this time (including the subject property). The only other development in the vicinity included a few scattered single-family dwellings, boarding houses, and saloons along Fulton Street on the north side of the park between Stanyan and 9th Avenue, and the Affiliated Colleges of the University of California (now known as the UCSF Parnassus campus), which was founded on a site overlooking Golden Gate Park on the south side of the park in 1898. By the 1890s, the neighborhood became increasingly popular and developers

¹ The park was officially designated as "Buena Vista Park" in 1894 and was known as Hill Park prior to this time. San Francisco Parks Alliance, Buena Vista Park page, <http://www.sfparksalliance.org/visit/parks/buena-vista-park>.

marketed the neighborhood to middle class families. The area was popular with wealthier residents who desired a second home away from downtown San Francisco.

The 1905 Sanborn Fire Insurance Map indicates that the blocks immediately north and south of the Panhandle were about 75% built out by this time, as were the blocks east of Central Avenue between Haight and Page Streets. The 1906 Earthquake and Fire forced residents from downtown into the outlying neighborhoods and the neighborhood experienced another development boom after the disaster. The area became a temporary refuge and a permanent home for San Franciscans seeking a safer place to live. By 1915, the development expanded further north and south to neighboring blocks and the district was nearly 100% built out by the time.

In the early to mid-twentieth century most of the remaining vacant properties were sold and developed. Several were developed with modern buildings in the late 1930s through the 1980s that contrasted dramatically with the earlier architectural character of the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: c. 1870 – c. 1915 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Y.A. Studio (dated October 2, 2012); information found in the Planning Department files; and preliminary research conducted on the Panhandle neighborhood and Buena Vista Park for historic context, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a contributor to a potentially eligible historic district under Criteria 1 and 3. The subject building is located within the potential Buena Vista North Historic District, surveyed in 1989 and bounded by Oak Street to the north, Divisadero Street to the east, Haight Streets to the south, and Masonic Avenue to the west. The historic district appears to be eligible for listing in the California Register under Criterion 1 (Events) as the first neighborhood directly related to the establishment of

Golden Gate Park and the Panhandle as a highly desired area for residential development and Criterion 3 (Architecture) as a neighborhood that embodies the distinctive characteristics of a type and period of design, containing a high concentration of architecturally cohesive buildings that were constructed between 1870 and 1915, when the area was developed for residential housing soon after the Golden Gate Park and Panhandle land was deeded to San Francisco in 1870. For the purposes of this HRER, the subject property at 15 Baker Street was examined to confirm its contribution to the historic district and no other buildings within the identified district boundary were evaluated in detail.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not have a specific association such that it would qualify individually under this criterion. The building is eligible for inclusion on the California Register as a contributor to the potential Buena Vista North Historic District under Criterion 1.

The Panhandle was the first San Francisco neighborhood to develop near Golden Gate Park after the park was established in 1870. The development of Golden Gate Park and the surrounding residential neighborhoods marked a major change in the residential development patterns of San Francisco, moving residents further west after the establishment of the park. This development began in the late 1870s and 1890s and boomed after the 1906 Earthquake and Fire as residents sought refuge in the western extent of the developed City where the fire did not reach.

The neighborhood today displays the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as the first neighborhood associated with Golden Gate Park and appears to be eligible for listing under Criterion 1 for its significance associated with the establishment of Golden Gate Park and the shifting residential development patterns in San Francisco at the turn of the twentieth-century. This development followed national patterns, as large-scale urban parks were established in major cities and desirable neighborhoods were created near these urban oases.

15 Baker Street is an intact example of a late nineteenth-century residence associated with the development of the residential neighborhood around the Panhandle of Golden Gate Park and contributes to the potential Buena Vista North Historic District under Criterion 1. The building is not individually distinctive such that it would individually qualify under this criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The property was owned by Mary E. Maxwell from approximately 1890 to 1922. Subsequent owners included: George R. E. and John S. Maxwell, Catherine Hoffman, Mary U. Maxwell, Victor T. Maxwell, Joseph A. and Jean Ni Orsini, Ruby L. Bauer, Womas Bauer, Stanley Bauer and Bridget and Michael Cassidy.

Based on review of the Supplemental Information Form, subsequent research, and Planning Department records, no persons of known historical significance appear to have been associated with the subject

building. Therefore, 15 Baker Street is not eligible for listing in California Register under Criterion 2 either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

15 Baker Street is a two-story over garage, single family, wood frame residence designed in the Stick/East Lake architectural style. The building was constructed in 1890, during the height of the early development of the Panhandle neighborhood. The building retains the majority of its original features, and is a good contextual example of a Victorian era residence of its type, period and style.

After the establishment of Golden Gate Park in 1870, the Panhandle neighborhood developed with primarily two- and three-story residential buildings (single-family houses and multiple-family "flats") that were constructed during the late nineteenth-century and early twentieth-century. The neighborhood exhibited a predominantly "Victorian-era" and "Edwardian-era" architectural character, and included styles such as Italianate, Stick-Eastlake, Queen Anne, Craftsman, and Edwardian. The area today continues to exhibit a unifying pattern of development that resulted from construction of mostly wood-frame, wood-clad detached residential buildings that were two to three stories tall and located on long, narrow residential lots. Most dwellings were located at the fronts of lots, with minimal or no front yard and/or side yards. The area contained a rectangular street grid like the rest of the "Outside Lands" to the west. The neighborhood centers around the Panhandle of Golden Gate Park, which is located two blocks north of the subject property at 15 Baker Street.

The immediate neighborhood contains a high concentration of buildings that were constructed between 1870 and 1915, when the area was developed for residential housing soon after the Golden Gate Park and Panhandle land was deeded to San Francisco in 1870. In the 1880's the McAllister, Haight, and Hayes Streets streetcar lines were completed, furthering the spread of residential housing in the area. As a result of this development, there is a considerable degree of visual harmony among the homes and flats in the neighborhood. The building styles vary but late Italianate, Stick-Eastlake, Queen Anne, Craftsman, and Edwardian styles predominate. Most buildings still display a high level of historic architectural integrity; while there have been some alterations, the majority of the buildings still possess the basic form and architectural detailing associated with their style from the period of significance.

Based on information available in the Planning Department and a review of the surrounding neighborhood, the subject property at 15 Baker Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does not possess high artistic value, nor individually embody distinctive characteristics of a type, period, region, or method of construction. The building is a contributor to the potential Buena Vista North Historic District as a good contextual example of a Victorian residence of its type, period and style. The subject property at 15 Baker Street developed within the identified context of the historic district and was one of several residences constructed between the 1870s and 1910s in the neighborhood. The subject property is fairly typical of the single-family and multi-family residences constructed in the area during this time period. The subject property does not possess any individually distinguishing elements or features, but is a good example of its type, period and style such that it would qualify as a contributor to the potential Buena Vista North Historic District.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since its initial construction in 1890 as a single-family residence, few documented alterations have occurred to the subject property. Known alterations to the property include: the insertion of an integral garage with paired, wood doors in 1925; removal of the iron and concrete fence at the front of the property in 1925, conversion from a single-family residence to a rest home in 1945, and replacement of the front stairs and repair of the bulkhead wall in 1955. The building was part of the same tract that included the properties at 17, 19, 21, and 23 Baker Street. These properties were constructed as a unified row and display similar design features, including overall form, style, ornamental detailing and siting. All five buildings were constructed in 1890 by builder Hugh Keenan and are intact.

Overall, 15 Baker Street retains sufficient integrity to convey its significance as a contributing resource to the surrounding eligible historic districts.

Step C: Character Defining Features

For the potential Buena Vista North Historic District, the character-defining features would include but are not limited to:

- Wood frame construction;
- Two-to-three story height;
- Residential use;
- Elevated entry with stairs;
- Planter boxes or retaining walls in front setback, or no front setback;
- Gable or flat roof;
- Victorian-era or Edwardian-era detailing such as ornate window and door surrounds, cornices, brackets and paneling;
- Double-hung, wood-sash windows;
- Square or angled bay windows;

CEQA Historic Resource Determination

- ☒ Historical Resource Present
 ☐ Individually-eligible Resource
 ☒ Contributor to an eligible Historic District
 ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 5-23-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

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IMAGES



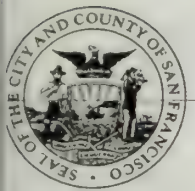
Image courtesy of Google Maps, 2013.



Yellow highlight: Potential Buena Vista North Historic District boundary identified in 1989 by Buena Vista North Association.

Red highlight: Panhandle Historic District boundary identified in 2012 by the Planning Department.

Star: Subject property, 15 Baker Street.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response REVISED PART II ANALYSIS

Preservation Planner: Gretchen Hilyard
(415) 575-9109
gretchen.hilyard@sfgov.org

Project Address: 15 Baker Street

Block/Lot: 1235/006

Case No.: 2012.1285E

Date of Review: May 6, 2013 (Part I)
June 25, 2013 (Part II)
January 16, 2014 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: 10/31/2013 (Revised 1/13/2014) by Santos & Urrutia Structural Engineers, Inc.

Project Description:

The proposed project includes the construction of vertical and horizontal additions and a roof deck to an existing single-family residence. The proposed project, associated with Building Permit Application No. 2013.0308.1833, has been revised and the scope of work entails the following:

The proposed project includes vertical and horizontal additions to the existing two-story-over-basement single-family residence. The 836-square-foot vertical addition will result in the creation of a new floor that will be set back approximately 17' from the front façade and will feature a gable roof that will rise 9'-7" above the existing roof line. The roof will flatten out to the south and extend 7'-0" above the existing roof line. The north side of the vertical addition will feature a gable roof dormer and elevator penthouse. Two new roof decks will be created at the new floor level and will extend to the existing front and rear building walls and will be contained within the existing parapet walls. A 972-square-foot horizontal addition will be constructed on the south side of the property and will extend to the property line, while preserving the existing outline of the building at the front, including the angled architectural bay to the south. The horizontal additions will feature new single-hung wood-sash windows with 1x4 trim as well as 4" wood siding. The existing deck and stairs at the second floor on the south side will be removed and replaced with a new deck. A new passageway and steps to the rear yard will be constructed at the front of the building.

The proposed project will retain the overall form; massing; exterior cladding; fenestration pattern; window openings, sash, and trim; architectural detailing; and materials of the primary façade, including the projecting bay at the south side of the primary façade. The resulting project will increase the total square footage of the building from 3909 ft² to 5718 ft² for a total increase of 1809 ft².

Project Evaluation:

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HREER) dated June 25, 2013. The proposed work will retain the character-defining features of the historic resource, including two-story-over-basement massing, roof form, fenestration pattern of the primary façade; and all architectural detailing, massing, dimensions and materials of the primary façade.

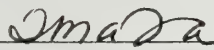
The proposed project now conforms to the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* for the following reasons:

- All materials, massing, detailing, and form of the primary façade will be retained.
- The vertical and horizontal additions will be set back sufficiently so that they read as subordinate to the original building form and are minimally visible.
 - Approximately 21 feet of the south façade will be retained, including the existing architectural bay to the south of the primary façade. The new horizontal addition will be set back behind the south architectural bay to allow the original building form to be read clearly and so that the horizontal addition appears as secondary to the existing building.
 - The vertical addition will be set back approximately 17 feet from the primary façade to ensure minimal visibility of the new addition.
- New materials and features, such as the single-hung wood-sash windows and exterior cladding of the horizontal addition, are detailed to be compatible with, but slightly differentiated from the historic fabric so that they read as compatible contemporary features.

As revised, the proposed project will not have an adverse impact to the historic resource. The proposed project complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 1-16-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Sharon Lai, Project Planner



**SAN FRANCISCO
PLANNING DEPARTMENT****CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
515 Folsom Street		3749/053 & 500	
Case No.	Permit No.	Plans Dated	
2013.1454E		October 2, 2013	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construction of a three-story horizontal addition on the primary facade			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>01/27/2014</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Richard Sucre	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Rich Sucre	Signature or Stamp: Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2014.01.27 17:58:32 -0800
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 1/27/2014	Date of Form Completion 1/27/2014
--	--

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	515 Folsom Street	
Block/Lot:	Cross Streets:	
3749/053 and 500	1st and Essex Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1454E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	October 2, 2013
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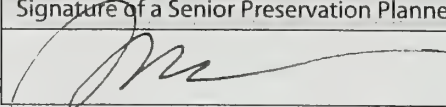
PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
- Proposed Project includes a three-story horizontal addition on the primary facade - Submitted Supplemental Information For Historic Resource Determination, completed by Al Burrell, Dahlin Group Architecture, September 24, 2013 - Department staff uncovered additional research, including DPR 523A and 523B forms (completed by Richard Brandi, Atkins in May 31, 2011), SF Architectural Heritage Survey Forms, Sanborn Maps, and newspaper articles from the SF Chronicle (Dec 15, 1917)	

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA		☐ Yes	☒ No *
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Originally constructed between 1917 and 1918, 515 Folsom Street was originally constructed as a three-story industrial warehouse by noted industrial architect, Alfred Kuhn, for the Galloway Lithography Co. In late-1950s, 515 Folsom Street underwent drastic alterations, whereby three bays were removed from the primary facade to accommodate the construction of a nearby freeway off-ramp. This alteration reduced the primary facade to its current configuration with three structural bay and a portion of the original tabbed parapet. Located in Rincon Hill neighborhood, 515 Folsom Street and the subject block do not appear to be part of a designated or eligible historic district. 515 Folsom Street has not been previously identified as a historic resource. Department staff concurs with the prior evaluations of the subject property, as noted in the DPR 523A and 523B forms from May 2011. 515 Folsom Street does not appear to be a historic resource due to lack of integrity. Although the building is notable as a three-story reinforced-concrete warehouse and for its association with famed industrial architect, Alfred Kuhn, 515 Folsom Street no longer possesses historic integrity, due to the removal of three structural bays from the primary facade. This alteration dramatically changed the original character and design of the subject building, thus resulting in an impact upon the integrity of design, materials and workmanship. Therefore, 515 Folsom Street is not a historic resource for the purposes of the California Environmental Quality Act (CEQA).

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1/27/14

IMAGES



515 Folsom Street
(Source: Google Maps, March 2011; Accessed January 27, 2014)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 515 Folsom Street

P1. Other Identifier: APN 3749 -053

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Township 2 South, Range 5 West Date: 1995

c. Address: 515 Folsom Street

City: San Francisco

Zip: 94105

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data:

Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a concrete-framed, three-story building with a stepped parapet and three bays. Each bay is defined by flat pilasters that run to the cornice and terminate with decorative triangular medallions. Spandrels with decorative medallions run between the pilasters below the windows on the second and third stories. Windows are multiple-lite, metal sash with plaster window surrounds. The parapet echoes the decorative triangular medallion found on the pilasters. The center bay has a metal roll up garage door on the ground floor. A recessed loading dock is located on the north façade with a triangular-shaped tower projecting above the roof. A three-story stucco clad addition is attached to the south facade that steps back from the sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP 6 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
Primary facade on Folsom Street,
March 28, 2011

*P6. Date Constructed/Age and Sources: 1918 SF City Planning
☒ Historic ☐ Prehistoric
☐ Both

*P7. Owner and Address:
515 Folsom Street LLC
515 Folsom St
San Francisco, CA 94105-3176

*P8. Recorded by:
Richard Brandi, Atkins
475 Sansome Street
San Francisco, CA 94111

*P9. Date Recorded:
June 1, 2011

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Section 106 Review Transbay Affordable Housing

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 515 Folsom Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Offices

*B5. Architectural Style: Utilitarian warehouse

*B6. Construction History: Built 1918 as a warehouse with an addition to the south facade made at an unknown date. It appears that the roll up garage door was added at an unknown date.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: None

Area: Rincon Hill

Period of Significance: 1918 Property Type: HP 6 1-3 story commercial Applicable Criteria: N/A

B11. Additional Resource Attributes: none

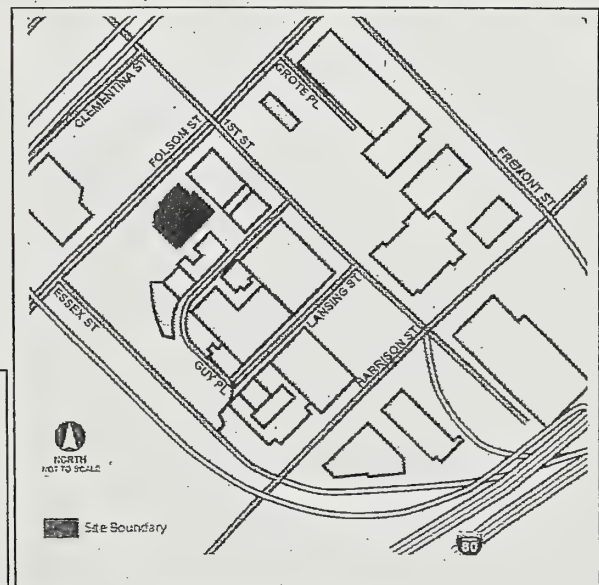
*B12. References:

B13. Remarks:

*B14. Evaluator: Richard Brandi, Atkins

*Date of Evaluation: June 1, 2011

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HR#
Trinomial

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # 515 Folsom Street

*Recorded by: Richard Brandi

*Date: May 31, 2011

☒ Continuation

☐ Update

***B10. Continued:**

Historic Significance

National Register of Historic Places (NRHP)

515 Folsom does not appear to be eligible for listing in the National Register of Historic Places. Resources must generally be at least 50 years old for listing on The *National Register of Historic Places* (NRHP) and meet one of four criteria. Although it is more than 50 years old, it does not meet any of the criteria:

Under Criterion A (Event): 515 Folsom has not been found to be associated with events that have made a significant contribution to the broad pattern of our history.

Under Criterion B (Person): Criterion B applies to persons "significant in our past" within a local, State, or national historic context. It does not appear that historically significant persons are associated with the building.

Criterion C (Design/Construction): The building does not embody the distinctive characteristics of a type, period, or that represent the work of a master, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity. From visual inspection, it appears that no special construction techniques, skills or materials were used. The designer, if any, is unknown. The method of construction is not distinctive.

Under Criterion D (Information Potential), Atkins did not make an assessment to determine whether the building has yield or may be likely to yield information important in prehistory or history. An archeological assessment was conducted by AEM.

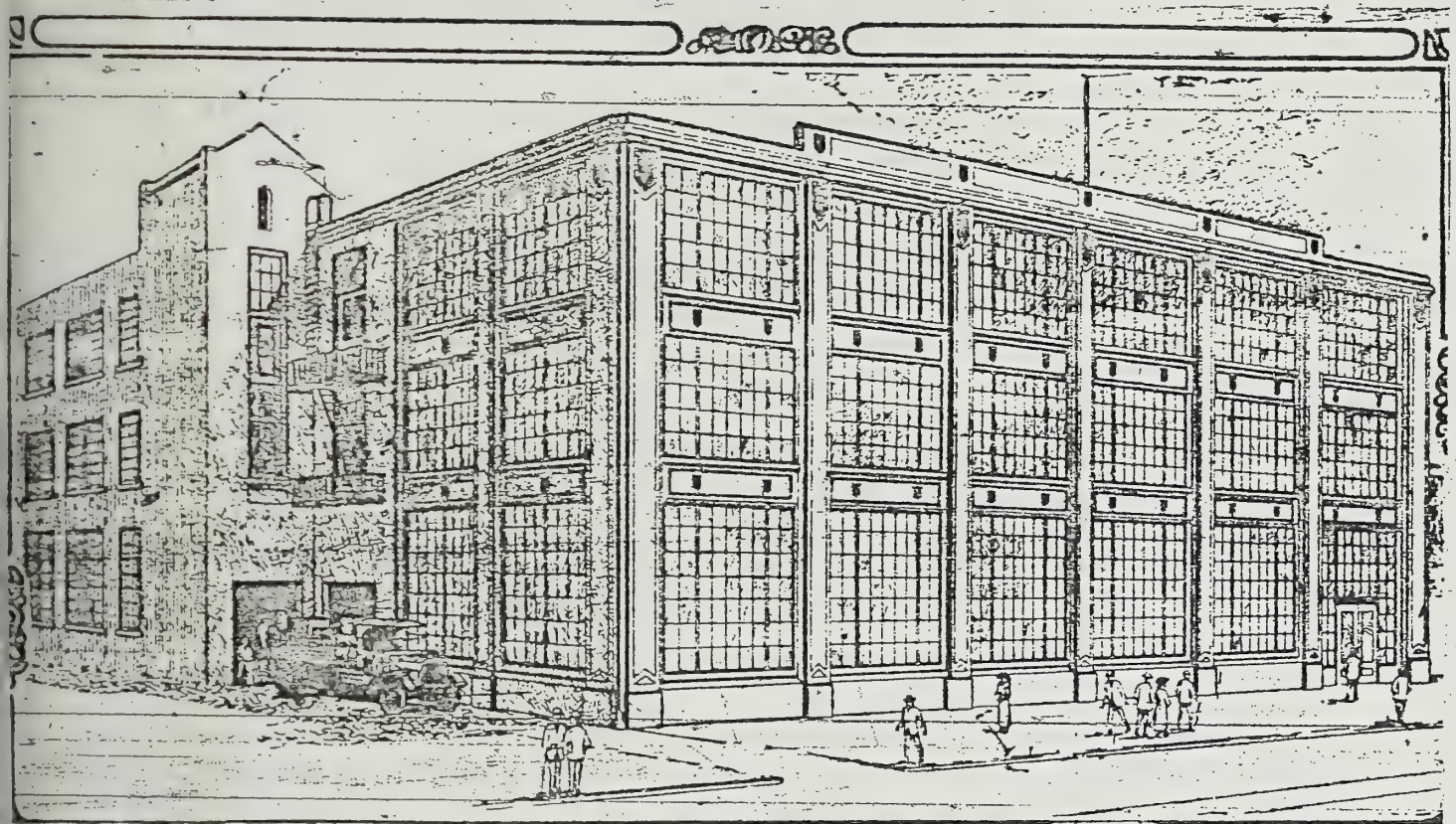
Integrity

In addition to historic significance, an evaluation includes a determination of physical integrity. Usually, if a resource does not possess historic significance it is not necessary to assess its integrity. Although Atkins believes 515 Folsom does not possess historic significance, we assessed the property's integrity. The physical integrity is its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. There are seven aspects of integrity: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.

Although 515 Folsom is not eligible for the National Register under Criterion C, the addition on the south facade and addition of a roll up garage door on the main facade altered its integrity of design.



315-523 Folsom



Factory building erected by Catherine Dunne estate on the south line of Folsom street, near First street.
Alfred Kuhn, architect.

NEW LITHOGRAPHING HOME

Alfred Kuhn, architect, has let the contract for the new home of the Gallows Lithographing Company on the south line of Folsom street near First street. It will be rushed to early completion. The building will be 100 by 110 feet, three stories in height, of concrete masonry, slow-burning mill-construction type. Foundations are provided for future stories. The structure is to be thoroughly modern in every detail. Special attention has been given by the architect to insure the greatest amount of daylight efficiency and extra large window areas of steel sash and special glass have been provided throughout.

The building has been leased for a period of years from the Catherine Dunne Company.

In the construction of the building attention has been given to solid concrete foundations to receive the large heavy presses which will occupy the entire ground floor, while the upper floors have been arranged for the art

San Francisco Chronicle

December 13, 1917 p11



01-31-14P05:27 RCVD

SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

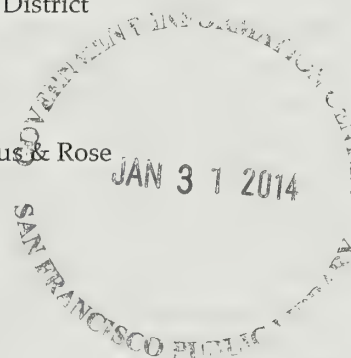
Case No.: 2013.0628E
Project Title: 300 Post Street/345 Stockton Street
Zoning: C-3-R (Downtown Retail)
Kearny-Market-Mason-Sutter Conservation District
80-130-F Height and Bulk District
Block/Lot: 0295/016
Lot Size: 35,391 square feet
Project Sponsor: Apple, Inc., c/o Daniel Frattin, Reuben, Junius & Rose
(415) 567-9000
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



PROJECT DESCRIPTION:

The project site is located in the Downtown/Civic Center neighborhood on the northwest corner of Post and Stockton Streets within the block bounded by Post, Stockton, Sutter, and Powell Streets. The project site contains a 550,599-square-foot (sf) building complex with two above-grade components (a 35-story hotel structure fronting Stockton and Sutter Streets, and four-story 37,234 sf retail structure fronting Post Street), an elevated plaza between the two structures, and basement levels below the entire project site. The proposed project would replace the existing retail structure with a three-story 23,470 sf retail structure.

EXEMPT STATUS:

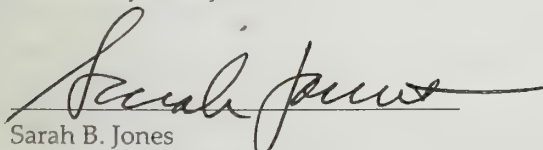
Categorical Exemption, Class 2 (California Environmental Quality Act (CEQA) Guidelines Section 15302(b))

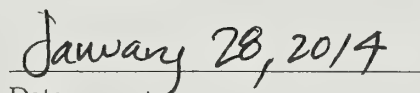
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer


Date

cc: Daniel Frattin, Project Sponsor
Elizabeth Watty, Current Planner
Kelly Wong, Preservation Planner

Supervisor David Chiu, District 3
Historic Preservation Distribution List
Distribution List; Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The northern portion of the project site contains a 35-story hotel structure that fronts Stockton and Sutter Streets. The southern portion of the project site contains a four-story triangular retail structure and above-grade support space and loading access for the hotel. The two structures share a three-level basement, and the retail structure has a partial fourth basement level (mechanical room). Between the two structures is an elevated triangle-shaped retail plaza that is accessed by a set of wide brick steps leading up from the sidewalk on Stockton Street. On the steps leading up to the plaza is a fountain designed by noted sculptor Ruth Asawa.

The proposed project would include the following elements:

- Reconfigure the triangular structure to an L-shaped plan with the two-story retail store at the street corner and a narrow three-story back of house space between the retail store and the adjacent building to the west along Post Street.
- Reduce the height of the retail store structure from four to two stories at the Post Street (front) façade (from approximately 63 feet to approximately 47.5 feet) and reclad the exterior.
- Reconfigure the triangular plaza into a rectangle, increasing the plaza in size from 4,586 sf to 6,059 sf, and renovating it with new landscaping, lighting, seating, and paving.
- Move the Ruth Asawa fountain 10 feet from its current location to the center of the stairs that lead from Stockton Street to the renovated and expanded plaza.

The proposed retail structure would be supported by two main column foundations that would be approximately 19 feet by 10 feet by 6 feet deep; three additional wall footings approximately 31 feet by 5 feet by 2.5 feet deep, 24 feet by 5 feet by 2.5 feet deep, and 18 feet by 6 feet by 3 feet deep; and about 12 other footings that would be approximately 5 feet by 5 feet by 3 feet deep.

Project Approvals. The proposed project requires a legislative amendment that would allow secondary structures that are non-conforming with regards to floor area ratio in a C-3-R Zoning District to be demolished and rebuilt, if the Planning Commission can make certain findings.¹ The legislative amendment requires approval by the Board of Supervisors and signature by the Mayor. The proposed project also requires approval of a Major Permit to Alter by the Historic Preservation Commission, is subject to a Downtown Project Authorization from the Planning Commission, and requires a variance for glazing requirements from the Zoning Administrator. In addition, the project requires the issuance of a building permit by the Department of Building Inspection. For purposes of CEQA, the approval action is the Downtown Project Authorization from the Planning Commission.

¹ Board of Supervisors File No. 131059, introduced October 29, 2013. For purposes of this legislation, a secondary structure means a structure located on a lot with two or more structures that has no more than one-quarter of the gross floor area of the primary structure on the lot. The project site (300 Post Street/345 Stockton Street) is the only parcel in a C-3-R Zoning District that contains a secondary structure that is nonconforming with regards to floor area ratio; thus, this ordinance would apply to only the project site and would affect no other properties. The Planning Department is recommending an amendment to the legislation that would expressly limit it to the 300 Post Street/345 Stockton Street property.

REMARKS:

Historical Architectural Resources. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the existing property is a historical resource. Under CEQA, a property qualifies as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

An earlier version of the proposed project was reviewed by the Architectural Review Committee (ARC) of the Historic Preservation Commission on December 4, 2013. At the ARC meeting, the Commissioners questioned whether certain aspects of the proposed design were compatible with the surrounding Conservation District. These comments were summarized in a memorandum to the project sponsor dated December 17, 2013. In response to the ARC comments, the project sponsor submitted a revised project design on January 6, 2014. The historic resource evaluation response (HRER) prepared by the Planning Department's preservation staff evaluates the currently proposed project and is summarized as follows.²

The project site is located in the locally designated Kearny-Market-Mason-Sutter Conservation District, which is considered a historic resource for purposes of CEQA. The project site is a non-contributing property within the district designated pursuant to Article 11 of the Planning Code. The 300 Post Street/345 Stockton Street complex was constructed in 1972, and the Ruth Asawa fountain was completed in 1973. The retail structure was substantially altered in 1998.

The hotel and retail complex was built during the early stages of a broader redevelopment trend in the second half of the twentieth century and does not appear to have made a significant contribution to patterns of local and regional history in a manner that would make it eligible for listing in the California Register under Criterion 1 (events). There appears to be no information to indicate that the Ruth Asawa fountain is associated with historic events or trends that would make it eligible for inclusion on the California Register individually under Criterion 1.

No persons who have made significant contributions to local, state, or national history have been identified with the establishment or operation of any hotel-associated uses and retail business that have occupied the subject property. Therefore, the complex does not appear eligible for listing in the California Register under Criterion 2 (events). Although Ruth Asawa was a well-known San Francisco sculptor and artist, her association with the fountain is not eligible for listing under Criterion 2 but is most significant under Criterion 3.

The hotel and retail complex was completed in 1972 in a Corporate Modern style designed by noted architectural firm, Skidmore, Owings, and Merrill. Though sensitive to the scale of the surrounding historic commercial area, the site layout and massing are not remarkable enough to render the complex individually significant. The complex does not appear to be exemplary as a type, period, or method of construction; nor does it exhibit high artistic value. The design of the complex and of the individual structures and features does not rise to a level such that a 41-year old complex would be considered eligible for listing in the California Register. Therefore, the complex does not appear eligible for listing in the California Register under Criterion 3 (architecture).

² San Francisco Planning Department, *Historic Resource Evaluation Response, 345 Stockton Street, Case No. 2013.0628E*, January 21, 2014. This report is attached.

The fountain, designed by San Francisco sculptor Ruth Asawa, is significant for its high artistic values and association with Ruth Asawa. Asawa was commissioned for many public art projects throughout the Bay Area, and she has been recognized and honored for her contributions to San Francisco's public spaces. Highly visible on a busy block of Stockton Street, the fountain displays iconic scenes specific to San Francisco, cast in bronze, and has been recognized for its accessibility for blind and visually impaired people to actually touch and feel. Thus, the fountain appears to be individually significant as an object and eligible for listing on the California Register due to its design and association with a master artist (Criterion 3).

The project site is not significant under Criterion 4 (important in prehistory or history), which is typically associated with archaeological resources. This significance criterion typically applies to rare construction types when involving the built environment. Neither the retail structure nor the fountain is a rare construction type.

The Ruth Asawa fountain retains integrity of location, design, materials, feeling, association, and workmanship. Integrity of setting has been somewhat compromised by alterations to the retail store. Overall, the Ruth Asawa fountain conveys its significance individually.

The character-defining features of the fountain include its installation within the stairs accessing the plaza, its cast bronze panels, and its function as a fountain. The character-defining features of the Kearny-Market-Mason-Sutter Conservation District include rectilinear massing, two- or three-part vertical compositions, articulated bays, vertical orientation, masonry cladding in earth tones, and fine details such as arches, columns, pilasters, projecting bracketed cornices, multiple belt-courses, elaborate lintels and pediments, and decorated spandrels.

The HRER prepared by the Planning Department's preservation staff evaluated the proposed project's consistency with the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards) and is summarized as follows:

- The removal of the existing structure at 300 Post would not have an adverse impact on the district, because the structure is a non-contributory resource.
- The proposed replacement structure would reintroduce a rectilinear plan that would extend to the property line at both Post and Stockton Streets; the rectilinear plan characterizes buildings throughout the district.
- The proposed height of the structure would match that of its immediate neighbor to the west, which is the only historic building along that block of Post Street, and would provide a strong street wall massing at the Post and Stockton Street elevations. Overall, the proposed height and massing would be consistent with the varied building heights found throughout the district.
- At the back of house portion of the retail structure, incised joints in the cast stone paneling would break up its mass in a manner similar to belt or string coursing, and additional articulation at the roofline would reference cornice details found within the district in a contemporary manner.
- At the front (Post Street) façade of the retail structure, the raised entrance and stairs would emphasize the base of the structure while the full-height steel framing members set within the

projecting chamfered frame would suggest a Classical colonnade in a contemporary idiom. The raised entrance and stairs would help organize the elevation into a two-part composition with a base and shaft. The shaft would be capped by the projecting metal frame in a manner consistent with projecting cornices typical of buildings within the district.

- The large windows would be framed with full-height steel members that would articulate the façade into five bays, with the end bays differentiated by their reduced width and the location of the two main retail entrances. This emphasis on the end or center bays is a common compositional device in the district, as noted in the district designation.
- The steel framing members would articulate the façade, emphasize the vertical composition, and express underlying structural requirements in a contemporary manner that would be in conformance with the Secretary's Standards and that would be compatible with the district.
- At the Stockton Street façade, the frontage would be broken into two parts with the inset full-height glazed bay. Emphasis on the vertical composition would be made with the orientation and size of the metal panel cladding and with the glazed bay. The glazed bay would divide this façade into two parts in a manner similar to historic buildings with wider frontages; the glazed bay would be broken up by articulation of the facade, making the structure appear narrower. As divided, the Stockton Street frontage would relate in width and proportion with buildings found within the district.
- The cladding material and color of back of house portion of the retail structure would be compatible with the surrounding district and would be in conformance with the Secretary's Standards, as it is a stone material with a texture and color that would be consistent with other masonry cladding found throughout the district.
- While the metal panel cladding proposed on the retail structure is not a material that is typical of the district, the color and matte finish proposed would be compatible with the texture and tone of masonry found on surrounding buildings and throughout the district. The Secretary's Standards allow, or do not discourage, use of contemporary materials provided they are "harmonious" with the surrounding character. The proposed metal paneling would not be reflective and would have a matte finish such that it would not be disruptive to the character of the district.
- The plaza to the north of the proposed new retail structure would change in shape from triangular to rectangular. While there are no specific requirements for open spaces within the Kearny-Market-Mason-Sutter Conservation District, the proposed reconfiguration of the plaza would be designed in a manner that would improve the compatibility of the plaza with the district. The rectilinear space would be more consistent with the pattern and shape of buildings in the district. The proposed stone paving and simple landscaping would be compatible with the character of the district and in conformance with the Secretary's Standards.
- The Ruth Asawa fountain would be photo-documented in situ and carefully removed from its existing location, protected, and stored during construction in conformance with the Secretary's Standards. When the site is ready, the fountain would be reinstalled approximately 10 feet from its existing location in a manner that matches the existing as closely as possible in conformance with the Secretary's Standards.

In conclusion, the proposed project would be consistent with the Secretary's Standards and would not result in a substantial adverse change in the significance of the Kearny-Market-Mason-Sutter Conservation District or on individual resources within the District.

Air Quality. Project construction activities would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and would comply with, California regulations limiting idling to no more than five minutes,³ which would further reduce the exposure of nearby sensitive receptors to temporary and variable toxic air contaminant emissions. The project would also be subject to the City's construction dust control ordinance (Ordinance 176-08, effective July 30, 2008), which requires specific fugitive dust control measures that reduce the quantity of dust generated during site preparation, demolition, and construction in order to protect the health of the general public and of onsite workers. Therefore, project construction would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

Greenhouse Gas Emissions. The significance standard applied to greenhouse gas (GHG) emissions generated during project construction and operation is based on whether the project complies with a plan for the reduction of GHG emissions. San Francisco's *Greenhouse Gas Reduction Strategy* documents the City's policies, programs, and regulations that reduce municipal and communitywide GHG emissions. The proposed project would be consistent with San Francisco's *Greenhouse Gas Reduction Strategy*, as demonstrated by completion of the Compliance Checklist for Greenhouse Gas Analysis.⁴ Therefore, the proposed project would result in a less-than-significant impact with respect to GHG emissions.

Subsoil Contamination. The proposed project would involve approximately 116 cubic yards of excavation starting at approximately 34 feet below street grade on a site that has no history of industrial use or prior contamination. Thus, impacts related to exposure to subsoil contamination would be less than significant.

Biological Resources. The project is subject to bird-safe standards to reduce bird mortality from circumstances that are known to pose a high risk to birds.⁵ A wildlife ecologist conducted an analysis to assess the proposed project's compliance with these bird-safe standards, and evaluated any potential adverse effects on candidate, sensitive, or special-status bird species, and the potential for bird collisions with the proposed project's glass façades.⁶ The report is summarized as follows.

³ California Code of Regulations, Title 13, Division 3, § 2485.

⁴ San Francisco Planning Department, *Compliance Checklist, Greenhouse Gas Analysis, 300 Post Street/345 Stockton Street*, January 16, 2014. This document is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2013.0628E.

⁵ Per Planning Code Section 139 the project site is subject to feature-related hazards but not location-related hazards, as Union Square is not an urban bird refuge. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size.

⁶ HT Harvey & Associates Ecological Consultants, *300 Post St. Proposed Project – Avian Collision Risk/Bird Safe Design Assessment*, September 24, 2013. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2013.0628E.

During a site visit on August 6, 2013, individual birds were observed and counted. Accounting for seasonal breeding and migratory patterns, an assessment was made of the suitability of vegetation within the survey area to support birds that might not have been present during the site visit, and how birds might use resources around the project site. The assessment also included an Internet search for bird observations at Union Square and contact with San Francisco Recreation & Park Department representatives to determine whether bird strikes had been reported at Union Square.

Of the 123 individual birds observed in and around Union Square and the project site at elevations at or below the height of the proposed project, the vast majority (114) were non-native urban-adapted species that are not protected by the Federal Migratory Bird Treaty Act or California Fish and Game Code. Only eight individuals of three native bird species (protected by State and federal law) were seen perched at elevations at or below the height of the proposed project – five Brewer's blackbirds, including three in Union Square Park and two along Stockton St. on the east side of the project site; a juvenile white-crowned sparrow in Union Square; and two California gulls perched on light posts around the park. Of these species, the Brewer's blackbirds and white-crowned sparrow could potentially nest in the park. More than 10 California gulls, 50 or more western gulls, and four American crows were observed flying high overhead. In addition, a pair of adult peregrine falcons was observed flying very high over Union Square and perched on the east side of the hotel structure on the north side of the project site.

The potential for avian collisions with the façades of the proposed structure was assessed, taking into account the location of the structure relative to food and vegetation, the distance from the glass façades to those resources, the potential for vegetation to be reflected in the glass façades, and the existing conditions of the façades of other buildings around Union Square.

No vegetation, water, food sources, or other native bird attractants are currently present or are proposed as part of the project immediately in front of the store. Thus, there is no reason why birds would fly toward the store unless vegetation from Union Square or the sky were reflected in the façade, unless birds were flying around in conditions of poor visibility (e.g., fog), or unless birds were able to see vegetation on the back side of the store through the front windows. The glass to be used on these façades would not be highly reflective and the glass on the front façade would be set back 8 feet below an overhang, reducing the degree to which the sky and vegetation would be reflected.

In summary, while occasional collisions between native birds and the glass façades of the proposed project may occur – as could occur with any building – the number of such collisions is expected to be low due to the low abundance of native birds and suitable habitat for these birds present in the vicinity; the low reflectivity of the proposed glass; and the lack of any vegetation proposed in front of the store or just inside the façades. Lighting from the project would have little, if any, adverse effect on the few native birds that would occur in the project vicinity. Furthermore, there are no significant or landmark trees on or adjacent to the property. Thus the proposed project's potential adverse effects on candidate, sensitive, or special-status animal or plant species would be less than significant.

Geology and Soils. The proposed project was evaluated in a geotechnical report that addresses foundation support.⁷ The report is summarized as follows.

⁷ URS Corporation, *Geotechnical Report, Apple Store (Union Square), San Francisco, California*, December 11, 2013. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2013.0628E.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 21, 2014
Case No.: 2013.0628E
Project Address: 345 STOCKTON STREET (aka 300 POST STREET)
Zoning: C-3-R (Downtown Retail) District
80-130-F Height and Bulk District
Kearny-Market-Mason-Sutter Conservation District
Block/Lot: 0295/016
Date of Review: January 21, 2014 (Part II)
Staff Contact: Jeanie Poling (Environmental Planner)
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, in Assessor's Block 0295, Lot 016, on the west side of Stockton Street between Post and Sutter Streets, contains a 550,599-square-foot (sf) building complex with two above-grade components (a 35-story hotel structure fronting Stockton and Sutter Streets, and four-story 37,234 sf retail structure fronting Post Street), an elevated plaza between the two structures, and basement levels below the entire project site. The proposed project involves the current Levi's Store structure (300 Post Street) and the plaza. The property is identified as Category V (Unrated) in the Kearny-Market-Mason-Sutter Conservation District and is within a C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District.

The current Levi's Store structure (300 Post Street) is located at the northwest corner of Post and Stockton Streets, at the south end of the subject parcel. The building was constructed in conjunction with the Grand Hyatt Hotel in 1972 and was also designed by Skidmore, Owings, and Merrill, LLP (SOM). It was substantially altered from its original appearance in 1998 for its current tenant (Levi's). It is a three-story steel frame and reinforced concrete building that is triangular in plan, is clad with poured concrete scored in a rectangular grid, and has a flat roof surrounded by a parapet.¹

The primary (south) façade, facing Union Square, features five bays of plate glass that are three stories in height and separated vertically by four copper I-beams. The bays at the ground floor are delineated by a heavy horizontal metal I-beam and the primary entrance is located in the center bay and consists of two sets of double glass doors under a metal awning. The glass bays are framed to the sides and above by

¹ The building and plaza descriptions are excerpted from Page & Turnbull *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013).

scored poured concrete. The Levi's logo, designed like a clothing tag and placed vertically, is located at the easternmost end of the face between the second and third levels.

The northeast (rear) façade is angled diagonally at the Grand Hyatt Hotel plaza. The finishes at the rear are similar to the front of the building but the glass curtain wall is smaller and shorter and recessed with a horizontal metal I-beam separating the first and second levels (raised above the street by the plaza).

The Grand Hyatt Hotel plaza is located on the west side of Stockton Street between the subject building and the Grand Hyatt Hotel. The plaza was built in 1972 as part of the two-building complex as designed by SOM. The raised triangular plaza is accessed by a set of wide brick steps leading up from the sidewalk on Stockton Street, and contains potted plants. The focal point of the plaza is the circular fountain by San Francisco sculptor Ruth Asawa, located on the steps leading up to the plaza. The fountain, completed in 1973, is nearly flush with the top level of the plaza on the west side, and includes 41 individual plaques made of baker's dough cast in bronze. The plaques depict a history of the city, with iconic San Francisco destinations including Mission Dolores, the Golden Gate bridge, Nob Hill, the Palace of Fine Arts, Playland at Ocean Beach, and cable cars.

Pre-Existing Historic Rating / Survey

The subject property was previously evaluated in the San Francisco Architectural Heritage 1977-1978 Downtown Survey, as well as the 1976 Department of City Planning Architectural Quality Survey, and is a Category V (Unrated/non-contributing) property within the Kearny-Market-Mason-Sutter Conservation District designated pursuant to Article 11 of the Planning Code.

Neighborhood Context and Description

345 Stockton Street is located at the northeast corner of Union Square. The Union Square neighborhood is composed primarily of large masonry commercial and hospitality buildings.² Four solid block faces and corner buildings front onto Union Square. This area of the city was almost wholly destroyed after the 1906 Earthquake and Fire and around half of the buildings surrounding the park date from the period of reconstruction after the disaster with the most of the buildings constructed between 1907 and 1910. Several buildings around the square date from quarter- to mid-century, and a number are redevelopment projects from the later 1970s and 1980s. Predominant architectural styles are classical or Beaux-Arts and more recent modernist examples. With the exception of 340 Post Street (1923), which is adjacent to the subject property, all other buildings on this block of Post Street, including the subject property, date from the 1970s and 1980s.

The Kearny-Market-Mason-Sutter Conservation District is one of the few homogeneous collections of early Twentieth Century commercial architecture of its type in the United States.³ The District is characterized by "small-scaled, light-colored buildings predominantly four to eight stories in height..." and forms the "dense area at the heart of San Francisco's retail and tourist sectors, containing a concentration of fine shops, department stores, theaters, hotels, and restaurants." The District is further defined by the location of Union Square in its heart. Buildings within the district are described in Section 6 of Appendix E of Article 11 the Planning Code as follows:

² The Union Square neighborhood description is excerpted from Page & Turnbull *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013).

³ San Francisco Planning Code, Article 11, Section 5(d).

For the most part, building facades in the district are two- or three-part vertical compositions consisting either of a base and a shaft, or a base, a shaft and a capital. In addition, the facade of a building is often divided into bays expressing the structure (commonly steel and reinforced concrete) beneath the facade. This was accomplished through fenestration, structural articulation or other detailing which serves to break the facade into discrete segments. The massing of the structures is usually a simple vertically oriented rectangle, which is an important characteristic of the District. Almost without exception, the buildings in the Kearny-Market-Mason-Sutter Conservation District are built to the front property line and occupy the entire site.

The buildings are of small to medium scale with bay widths that range from 20 feet to 30 feet and heights that range from four to eight stories, although a number of taller buildings exist. The wider frontages are often broken up by articulation of the facade, making the buildings appear narrower. The base is generally delineated from the rest of the building giving the District an intimate scale at the street.

Buildings are usually clad in masonry materials over a supporting structure. The cladding materials include terra cotta, brick, stone and stucco. The materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Ruth Asawa Fountain only Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:	Kearny-Market-Mason-Sutter District Property is within a California Register Historic District/Context that is eligible for inclusion under one or more of the following Criteria: Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: approx. 1906-1930 Property's status within the eligible district: ☐ Contributor ☒ Non-Contributor

Based on the information provided by the Historic Preservation consultant, Page & Turnbull, Inc., and found in the Planning Department, Preservation staff concurs that the subject building (300 Post Street) does not appear individually eligible for inclusion on the California Register under any criteria. However, as the property is a non-contributor to a locally designated district, the district is an historical

resource for the purposes of CEQA evaluation.

Further, staff concurs that the Ruth Asawa fountain appears to qualify as individually eligible for the California Register as an object under Criteria 3 (Architecture).

To assist in the evaluation of the subject property and proposed project, the Project Sponsor has submitted the following consultant report:

- Page & Turnbull, Inc. *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013)
- Page & Turnbull, Inc. letter to Pilar LaValley, Preservation Technical Specialist, dated January 17, 2014, revised project analysis for the *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013)

The following is an assessment of the potential individual eligibility of the subject building (300 Post Street) and the Ruth Asawa fountain.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff concurs with the Page & Turnbull report and finds that the subject building is not eligible for inclusion on the California Register individually under Criterion 1.

The 300 Post Street/345 Stockton Street complex was built during the early stages of a broader redevelopment trend of in the second half of the twentieth century that included the demolition of the City of Paris and Fitzhugh buildings surrounding Union Square. This project does not appear to have been the catalyst for development. Indeed, the square itself had been redesigned many times over the years. None of these trends appear to have made a significant contribution to patterns of local and regional historic in a manner that would make the subject building or complex eligible for listing in the California Register under this criteria.

Further, there appears to be no information to indicate that the Ruth Asawa fountain is associated with historic events or trends that would make it eligible for inclusion on the California Register individually under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The 300 Post Street/345 Stockton Street complex and the Ruth Asawa fountain do not appear eligible for listing in the California Register under Criterion 2. No persons who have made significant contributions to local, state, or national history have been identified with the establishment or operation of the Grand Hyatt, Levi's Store, or any of the other hotel-associated uses and retail business that have occupied the subject property. Although Ruth Asawa was a well-known San Francisco sculptor and artist, her association with the fountain is most significant under Criterion 3.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The 300 Post Street/345 Stockton Street complex does not appear eligible for listing in the California Register under Criterion 3. The buildings were completed in 1972 in a Corporate Modern style designed by noted architectural firm, Skidmore, Owings, and Merrill (SOM). Though sensitive to the scale of the surrounding historic commercial area, the site layout and massing are not remarkable enough to render the complex individually significant. Therefore, the complex does not appear to be exemplary as a type, period, or method of construction, nor does it exhibit high artistic value. The design of the complex and of the individual buildings and features does not rise to a level such that a 41-year old complex would be considered eligible for listing in the California Register.

The fountain, designed by San Francisco sculptor Ruth Asawa, does appear to be individually significant as an object and eligible for listing on the California Register. The fountain is significant for its high artistic values and association with Ruth Asawa. Asawa was commissioned for many public art projects throughout the Bay Area, including nine in San Francisco. She designed four fountains in San Francisco, as well as art in other mediums, and has been recognized and honored for her contributions to San Francisco's public spaces. The fountain at the Grand Hyatt complex has been an important part of the public space between the buildings and is highly visible on the busy block of Stockton Street. The fountain displays iconic scenes of specific to San Francisco, cast in bronze, and has been recognized for its accessibility for blind and visually impaired people to actually touch and feel. The fountain appears significant for its design and association with a master artist.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. Neither the subject building nor the fountain are examples of rare construction types.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The fountain has retained from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The Ruth Asawa fountain retains integrity of location, design, materials, feeling, association, and workmanship. Integrity of setting has been somewhat compromised by alterations to the Levi's store. Overall, the Ruth Asawa fountain conveys its significance individually.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Fountain

The character-defining features of the fountain include the following:

- Installation within the stairs accessing the plaza
- Cast bronze panels
- Function as a fountain

Conservation District

The character-defining features of the district include the following:

- Rectilinear massing
- Two- or three-part vertical compositions
- Articulated bays
- Vertical orientation
- Built to property lines
- Masonry cladding in earth tones
- Fine details such as arches, columns, pilasters, projecting bracketed cornices, multiple belt-courses, elaborate lintels and pediments, and decorated spandrels.

CEQA Historic Resource Determination

Fountain

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

300 Post Street building

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tim Frye, Preservation Coordinator

Date: _____

1/21/14

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ New Construction

PER DRAWINGS SUBMITTED: JANUARY 6, 2014 (FOSTER & PARTNERS)

PROJECT DESCRIPTION

The proposed project involves removal of the Levi's Store structure, construction of a new retail structure, and reconfiguration and renovation of the Grand Hyatt Hotel plaza. The proposed scope of work, based on the informational packet prepared by Foster + Partners and Page & Turnbull, submitted January 6, 2014, would include:

- Reconfiguring the triangular building to an L-shaped plan with the retail store holding the street corner and the back of house space ("Bar Building") as a narrow hyphen-type structure between the retail store and the adjacent building to the west along Post Street.
- Reducing the height of the retail store portion of the building from four- to two-stories (from approximately 63 feet to approximately 47.5 feet) and recladding the exterior. The retail portion of the building will have a clear span and cantilevered structural system to allow for a column-free area above grade and will be clad with bead blasted stainless steel panels and structural glass. At the Post Street (front) façade, stairs clad with gray terrazzo will lead to the slightly raised entrance; entrances will be at each end of the façade, and in the center of the façade when the operable glazing is in the open position. Full-height, powder-coated steel framing members will separate the large butt-glazed glass panels into six bays at the Post Street (front) façade. The center bays of the façade will be operable so they will slide open to create a full-height opening at the center of the façade. The steel-framed glazing is setback from a chamfered projecting frame clad with bead blasted stainless steel panels that extends to the property line at Post Street.

The Stockton Street façade will be clad with vertically-oriented, bead blasted metal panels with minimal construction joints. One full-height, slightly inset glazed bay articulates the wall. The rear elevation (facing into the reconfigured plaza) consists of full-height butt-glazed structural glass with glass support fins at interior.

- Recladding the back of house (Bar Building) building. The back of house portion of the building will be clad with cast stone panels articulated with regular horizontal joints suggesting belt or string coursing over the body of the building and more closely-spaced joints at the roofline to suggest a cornice detail. The Bar Building will have a solid gate at Post Street to provide vehicular access to existing loading docks, will be unfenestrated, and will support a water feature/wall at the east elevation facing onto the reconfigured plaza. A narrow inset clad with metal louvers transitions the retail store to the taller back-of-house portion of the building.
- Reconfiguring the triangular plaza into a rectangle increasing the plaza in size from 4,586 square feet to 6,059 square feet, and renovating it with new landscaping, lighting, seating, and paving.

- Retaining and relocating the fountain, designed by local artist Ruth Asawa. The fountain would be moved to a new location in the center of the stairs leading from Stockton Street to the renovated and expanded plaza.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource: (Ruth Asawa fountain)

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

To assist in the evaluation of the subject property and proposed project, the Project Sponsor has submitted a consultant report:

- Page & Turnbull, Inc. *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013)
- Page & Turnbull, Inc. letter to Pilar LaValley, Preservation Technical Specialist, dated January 17, 2014, revised project analysis for the *300 Post Street/345 Stockton Street Historic Resource Evaluation* (August 15, 2013)

Staff has determined that the proposed project will not have a significant impact on the District or California Register-eligible fountain, and will generally be in conformance with the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)* as explained below. As the proposed project would not result in a significant impact to historic resources, it is not anticipated to contribute to any potential cumulative impact to historic resources.

Replacement of 300 Post Street

Replacement of the existing above-grade retail structure at 300 Post Street will not have an adverse impact on the District, because the structure is, as explained above, non-contributory to the Kearny-Market-Mason-Sutter District.

New Building

The proposed building will have an L-shaped plan, consisting of a two-story retail store holding the street corner and a three-story back-of-house space between the retail store and the adjacent building to the west along Post Street. The building will have a flat roof. The retail portion of the building will have a

clear span and cantilevered structural system to allow for a column-free area above grade and will be clad with bead blasted stainless steel panels and structural glass. Stairs clad with gray terrazzo will lead to the slightly raised entrance; entrances will be at each end of the façade, and in the center of the façade when the operable glazing is in the open position. Full-height, powder coated steel framing members will separate the large butt-glazed glass panels into six bays at the Post Street (front) façade. The steel-framed glazing is setback from a chamfered projecting frame clad with metal panels that extends to the property line. The center bays of the façade will be operable so that they will slide open to create a full-height opening. The Stockton Street façade will be clad with vertically oriented, bead blasted metal panels with minimal construction joints. One full-height, slightly inset glazed bay articulates the wall. The rear elevation (facing into the reconfigured plaza) consists of full-height butt-glazed structural glass with full-height steel framing members that mirror those on the Post Street façade. A narrow, inset wall clad with metal louvers transitions the retail store to the taller back-of-house portion of the building. The back of house portion of the building will be clad with cast stone panels articulated with regular horizontal joints over the body of the building and closely-spaced joints at the roofline to suggest a cornice detail. The back of house portion of the building will have a solid gate at Post Street to provide vehicular access, will be unfenestrated, and will support a water feature/wall at the east elevation facing onto the reconfigured plaza.

Although of a lesser height than the existing building on this site, the proposed massing appears to be compatible with the District. The proposal reintroduces a rectilinear plan that extends to the property line at both Post and Stockton Streets, which characterizes buildings throughout the District. Although a taller building at the corner would be acceptable, there is no consistent height for such buildings facing onto Union Square as corner buildings facing the square range in height from three- to nine-stories. The proposed building height matches that of its immediate neighbor to the west, which is the only historic building along that block of Post Street, and provides a strong street wall massing at the Post and Stockton Street elevations. Overall, the proposed height and massing is consistent with the varied building heights found throughout the District, and as such appears to be in conformance with the *Secretary's Standards*.

The new construction proposes to respond to the character of the surrounding district in a contemporary manner. At the back-of-house portion of the building, incised joints in the cast stone paneling break up its mass in a manner similar to belt or string coursing and additional articulation at the roofline references cornice details found within the District in a contemporary manner. At the front (Post Street) façade of the retail portion of the building, the raised entrance and stairs emphasize the base of the building while the full-height steel framing members set within the projecting chamfered frame suggest a Classical colonnade in a contemporary idiom. The raised entrance and stairs help organize the elevation into a two-part composition with a base and shaft. The shaft is capped by the projecting metal frame in a manner that is consistent with projecting cornices typical of buildings within the District. The large windows are framed with full-height, powder coated steel members that articulate the façade into six bays with the end bays being differentiated by their reduced width and the location of the two main retail entrances. This emphasis on the end or center bays is a common compositional device in the District noted in the District designation. Although the steel framing members do not express the underlying structure of the building in this case, they do serve a structural purpose in supporting the weight of the large glass panels and for the full-height operable bays, which are proposed to slide open. In this sense, the steel framing members articulate the façade, emphasize the vertical composition, and express underlying structural requirements in a contemporary manner that is in conformance with the *Secretary's Standards for Rehabilitation (Secretary's Standards)* and that is compatible with the District.

At the Stockton Street façade, the frontage is broken into two parts with the inset full-height glazed bay. Emphasis on the vertical composition is made with the orientation and size of the metal panel cladding and with the glazed bay. The glazed bay divides this façade into two parts in a manner similar to historic buildings with wider frontages, which are broken up by articulation of the facade, making the buildings appear narrower. As divided, the Stockton Street frontage relates in width and proportion with buildings found within the District.

The back of house portion of the new building is proposed to be clad in Indiana Limestone cast stone panels. This cladding material and color appears to be compatible with the surrounding District in conformance with the *Secretary's Standards* as it is a stone material with a texture and color that is consistent with other masonry cladding found throughout the District. Although the metal panel cladding proposed on the retail store portion of the building is not a material that is typical of the District, the color and matte finish proposed appears to be compatible with the texture and tone of masonry found on surrounding buildings and throughout the District. The *Secretary's Standards* allow, or don't discourage, use of contemporary materials provided they are "harmonious" with the surrounding character. Although it is not a typical cladding material found within the District, the proposed metal paneling will not be reflective and will have a matte finish such that it will not be disruptive to the character of the District.

Plaza and fountain

In addition to construction of the new building, the project also proposes to reconfigure and renovate the existing Grand Hyatt Hotel Plaza (shown in plan on Page 57). Along with the newly reconfigured building, the shape of the plaza will change from triangular to rectangular. New stairs will encircle the slightly relocated Ruth Asawa fountain to lead to the raised plaza; the manner in which the fountain and existing stairs are constructed will be documented during demolition so that the relocated fountain can be reinstalled to match the existing relationship with the stairs as closely as possible. The tree-lined east-west paved (Kuppan Green stone pavers) plaza will consist of a paved open space lined with concrete benches and large planter boxes (Kuppan Green stone for both benches and planters). Examples of the proposed finishes are depicted in photographs on Pages 72-73 of the Project Sponsor Packet. The open space will terminate at the proposed water feature/wall affixed to the east elevation of the back-of-house portion of the new building. Lighting fixtures will consist of recessed wall step lights, recessed bench lights, floor recessed lights, and uplights at the proposed trees. Proposed fixtures are shown on Pages 73 and 78-79 of the Project Sponsor Packet. The Ruth Asawa fountain will be photo-documented in situ and carefully removed from its existing location, protected, and stored during construction in conformance with the *Secretary's Standards*. When the site is ready, the fountain will be reinstalled approximately 10 feet from its existing location in a manner that matches existing as closely as possible in conformance with the *Secretary's Standards*.

While there are no specific requirements for open spaces within the Conservation District, the proposed reconfiguration of the plaza appears to be designed in a manner that will improve the compatibility of plaza with the District. The rectilinear space will be more consistent with the pattern and shape of buildings in the district. The proposed stone paving and simple landscaping appears to be compatible with the character of the District and in conformance with the *Secretary's Standards*.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tim Frye, Preservation Coordinator

Date: _____

1/21/14

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Elizabeth Watty, Current Planner





300 Post Street/345 Stockton Street



01-29-14P05:00 RC

**SAN FRANCISCO
PLANNING DEPARTMENT****CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
898 Francisco Street		0045/076	
Case No.	Permit No.	Plans Dated	
2013.0893E		5/17/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Expanding the existing two car garage and constructing a rear addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See HRER Memo dated 1/21/14
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: 	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Shelley Caltagirone	Signature or Stamp: 
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date Reviewed: January 2, 2014
Case No.: 2013.0893E
Project Address: 898 Francisco Street
Zoning: RH-1(D) (Residential, House, Single-Family, Detached) Zoning District;
40-X Height and Bulk District
Block/Lot: 0045/076
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
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Reception:
415.558.6378

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Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located at the corner of Hyde and Francisco streets on a 60' by 97' lot in the Russian Hill neighborhood. The property is located in an RH-1(D) Zoning District with RH-3 Zoning Districts to the north and the west. The Russian Hill Open Space and Francisco Street Reservoir are located at the adjacent side (west) of Hyde Street.

898 Francisco Street was constructed in 1914 by the architecture firm Ward & Blohme in the Tudor Revival style. The four-story single family residence features an ornately designed primary entrance surround at the south façade, facing Francisco Street. The primary façade features half-timbering and stucco with two symmetrical front-facing gables supported by projecting brackets. To the east, a single-story two car garage addition is set back from the public right of way.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1914). The subject property has been included in *Here Today: San Francisco's Architectural Heritage* (p. 267) as well as being listed on the 1976 Planning Department Architectural Survey with a rating of '4'. The building is not located in an identified Historic District.

Neighborhood Context

The subject building is located in a residential context of large single-family homes constructed primarily between the 1880s and 1910s in different but identifiable architectural styles, and which appear to have high degree of integrity. The parcel is located midway on the slope of Russian Hill, allowing bay views for the property and its neighbors. To the north along Hyde Street, newer apartment complexes constructed between the late 1930s and 1980s tower over the hill.

Russian Hill, named for the Russian cemetery once located in the vicinity, is characterized by its steep slopes and dramatic vistas of the city. The area was connected to downtown San Francisco by the California Street cable car in 1890, quickly spurring further development in the area. The neighborhood features a heterogeneous collection of architectural styles, most notably the First Bay Tradition, Classical Revival and Italianate; the area has also been home to many of the city's elite.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historic resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1914	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Tim Kelley Consulting Historic Resource Evaluation (April 2013) and additional research conducted by Planning Department staff, the Department finds that the subject property appears to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture).

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building was constructed in 1914, which is a major period of development for the area, this pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research into the history of the owners and occupants of the subject property was conducted online at *Ancestry.com* and through historical directories, census records, and newspapers, including the *San Francisco Call* and the *San Francisco Chronicle*.

This research indicates that the first owner of the subject property, Haig Patigian, was a significant figure in our local and regional past. Haig Patigian was an internationally acclaimed Armenian-American sculptor who commissioned the residence at 898 Francisco Street in 1914 for his wife Blanche and newborn daughter, Hollis. The self-taught sculptor immigrated to California in the 1890s and moved to San Francisco soon thereafter. Originally working as a day laborer, Patigian was eventually hired as an illustrator for the *San Francisco Bulletin* while creating small-scale sculptures in his free time. Following a commission to create a statue of President McKinley in Arcata, California, Haig studied briefly in France. His local commissions include a number of works for the Palace of Machinery at the Panama Pacific Exposition in 1916, "Head of Liberty" at One Grant, a statue of General John Pershing in Golden Gate Park, and a statue of Abraham Lincoln at City Hall.

The artist's studio, located at 2111 Greenwich Street may better represent his importance as a prolific sculptor in San Francisco and beyond as the site of his production, although the studio retains little integrity. The relief sculptures set into the walls at 2111 Greenwich Street were designed by the artist. He is additionally associated with architectural ornamentation on many significant San Francisco buildings including the Ritz Carlton Residences and Hotel and the Bohemian Club Building. Ultimately, while he lived at the residence at 898 Francisco Street until his death, the building does not reflect his significance as well as his other works. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 898 Francisco Street was designed by the architectural firm of Ward & Blohme in the Tudor Revival style. The property expresses the distinctive characteristics of the style in the use of half-timbering, cross gabled roof form, and elaborate support brackets beneath projecting bays. Each façade displays these concepts, giving the building a high degree of both artistry and expression. A Gothic-style entry vestibule is the unique detail that detracts from the full effect of the style.

The prominent San Francisco-based architectural firm of Ward & Blohme was founded by Clarence R. Ward and J. Harry Blohme in 1910. Their works include the National Register-listed Fleischaker Pool House and Engine Co. #37 (San Francisco Landmark #187), the Girl's Club at 362 Capp Street, and the Palace of Machinery Building at the Panama Pacific Exposition. The styles the firm worked in were varied. The only other known Tudor Revival style design executed by the firm was 120 Selby Lane in Atherton, California (ca. 1919). Therefore, 898 Francisco Street is determined to be an individually eligible property as both the work of a master architect and as a successful example of the Tudor Revival style.

The property does not appear to contribute to a potential California Register-eligible historic district. The surrounding vicinity contains an eclectic mix of styles of similar massing constructed between the 1880s and 1910s, although the neighborhood has seen numerous alterations and additions that have impacted the cohesiveness of the neighborhood's character. The area additionally does not reflect an exemplary collection of turn of the century architecture.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property has undergone minor alterations, nominally impacting the integrity of the building. A total of twenty windows were replaced with aluminum frame windows between 1970 and 1971 and the one-story garage was added in 1921 to the east of the building. The surrounding neighborhood has seen limited change, and although the neighboring property at 888 Francisco Street was constructed in 1998, the relatively sensitive design does not detract from the neighborhood setting and feeling. Overall, 898 Francisco Street appears to retain a high degree of the key aspects of its integrity and continues to convey its individual significance.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include:

- Overall massing
- Half-timber and stucco cladding
- Decorative wood brackets
- Windows – leaded stained glass and multi-light on the south and west facades
- Multiple steep pitched, cross gabled roof with thick barge boards
- Gothic cast stone entry surround

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-21-2014

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: May 17, 2013

Project Description

The proposal is to expand the existing two-car garage at the east façade of the subject property to a three-car garage, partially concealing the existing historic wall of the existing four-story single family residence. The extension will add an additional 195 SF at the south wall, towards the front of the building. The existing, non-historic gabled roof of the garage will be removed. New garage doors will match existing. A rear horizontal addition of 974 SF is proposed at the first story and of 465 SF at the second story.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is not fully consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)* but that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will continue to be used as a residence. The building features two primary facades: the south, facing Francisco Street, and the west, facing Hyde Street. These facades will retain their existing distinctive materials, features, and spatial relationships and will not be altered by the proposed project.

The proposed expansions will not cause a significant change in the building's distinctive materials, features, and spaces as they will occur in secondary spaces and will obscure and/or remove a limited amount of the character-defining features. The rear (north) expansion will result in minimal impacts

to the character-defining features at the north façade, including the removal of four multi-light windows at the first story and obscuring of half-timber and stucco siding at the second story. The overall impact to the appearance of the subject building will be minimal as they will take place on the lower levels of a secondary façade not visible from the public right-of-way. The second story addition will take place at a section of the building which has already lost integrity do to the addition of out-of-scale aluminum window replacements.

The proposed side (east) expansion for the garage will result in impacts to the character-defining features of the subject building, including altering the publicly visible east wall and alteration of the characteristic massing of the residence. The proposed attached garage located in the historic side yard will give the building a more sprawling and suburban appearance. The garage will also extend to the property line so that the building no longer reads as a detached home. The project proposes to remove and/or obscure approximately 19' of the subject property's eastern wall, including the removal of two sets of brackets and two secondary windows. The overall impact to the appearance of the subject building will be lessened by the addition's location on a secondary façade. Also, the garage expansion will take place at the location of a prior single-story garage constructed in 1921 that does not appear to have any significance. The project, therefore, will only impact a minimal amount of historic fabric and mostly complies with Standard 1.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property will be removed on the two primary facades (south and west), and a minimal amount of such characteristic features will be removed at the secondary (east and north) facades, as described above. These impacts have been minimized by locating the addition at the far rear corner of the building footprint, and by remaining only at the lower levels of the building. As noted above, the garage addition will alter the characteristic massing of the building and its detached quality. For this reason, the project does not fully comply with Standard 2.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The garage expansion will employ the original design of the 1921 garage addition for the double doors with multi lights. The proposed design employs traditional elements found on the historic structure such as half-timbers, painted finishes, framed openings, and a defined cornice element while maintaining a contemporary and light appearance that will not compete with the subject or adjacent building forms. The form and purpose of the structure are clearly contemporary and no conjectural elements will be involved.

The contemporary design of the rear addition will clearly identify it as a new building element. The addition will also be sufficiently set back from the street-facing facades to conceal the new structure from the historic building form and will be designed in a manner which does not detract from the character of the building or streetscape when viewed from afar. Also, the fenestration of the addition has been designed to relate to the historic windows above without strictly mimicking the historic

pattern of openings. The French doors proposed at the rear yard and second story terrace provide a sense of transparency and lightness that doesn't compete with the historic structure. The project complies with Standard 3.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The existing garage addition was constructed in 1921 and does not appear to be of historic significance in its own right. The project complies with Standard 4.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would result in the loss of distinctive features at the secondary facades including: decorative wood brackets, multi-light windows, and a portion of the half-timber and stucco siding. These features will be preserved at the primary (south and west) facades as well as at the most visible portions of the secondary (north and east) facades. Therefore, the materials, features and finishes will continue to be represented by the building at the publicly visible portions of the building. The project mostly complies with Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed scope of work does not involve preservation of deteriorated historic features and is therefore not subject to Standard 6.

Standard 7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed scope of work does not involve chemical or physical treatments and is therefore not subject to Standard 7. If it is later determined that treatments are necessary they will be evaluated by a preservation professional or city staff to ensure that they meet *The Secretary of Interior's Standards*.

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed scope of work does not involve soil disturbance and is therefore not subject to Standard 8.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed additions will relate to the historic building and the district through the use of half-timbers, stucco cladding, and multi-light windows. The scale and location of the additions will allow the form of the historic building to continue to be clearly read; however, the detached character of the

historic building will be compromised by the eastern garage addition. The volume of the proposed additions will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape as they are located in secondary spaces. When viewed from a distance (approximately 50 feet or more), the street-facing walls of the addition will not be visible. The project mostly complies with Standard 9.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed garage and rear additions were to be removed, the east and north facades of the building would be impaired. The south and west (primary) facades would remain in their existing condition, as would the most visible and notable portions of the east and north elevations. Therefore, the removal of the proposed additions would not impair the integrity of the historic property. The project complies with Standard 10.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-21-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

X. APPENDIX

NORTH SIDE OF FRANCISCO STREET BETWEEN HYDE AND LEAVENWORTH STREETS

(Arrow indicates 898 Francisco)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0987E
Project Title: 284 Grand View Avenue
Zoning: RH-2 (Residential – House, Two Family) Use District
40-X Height and Bulk District
Block/Lot: 2764/014
Lot Size: 1,999 square feet
Project Sponsor: Jim Zach, Zach De Vito Architecture
(415) 495-7889
Staff Contact: Laura Lynch – (415) 575-9045
Laura.lynch@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located in the Noe Valley neighborhood, on the western side of Grand View Avenue. The property is on an interior lot, within an irregular shaped block bounded by Market Street and Grand View Avenue between the intersections at 22nd and Alvarado streets. The proposed project involves the alteration and expansion of the existing 991 square-foot (sq. ft.), two-story, two bedroom, single family residence on the site. The proposed project would include the addition of a third floor, and new decks along the roof, front and rear of the building. The project would result in an approximately 38 ft. tall, three-story, 3,380 sq. ft., four bedroom, single family residence with two off-street parking spaces, in a ground floor garage. The project would also include façade alterations, the addition of a new garage opening and the conversion of the basement level into habitable space to provide a family room and bedroom.

EXEMPT STATUS:

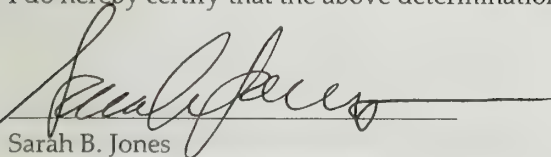
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301((e)(2))

REMARKS:

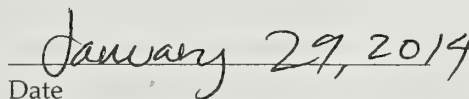
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

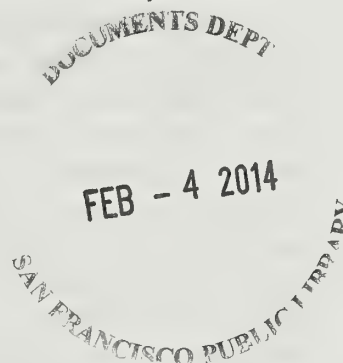

Sarah B. Jones

Environmental Review Officer


Date January 29, 2014

cc: Jim Zach, Project Sponsor
Doug Vu, Current Planning/ Historic Preservation

Supervisor Scott Wiener, District 8
Virna Byrd, M.D.F.
Historic Preservation Distribution List



PROJECT DESCRIPTION (continued):

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 284 Grand View Avenue is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff evaluated the subject property and determined the existing structure on the project site is not a historical resource as defined by CEQA.¹ To assist with the determination of the property, a Supplemental Information for Historic Resource Determination form² was prepared to provide further background information to staff.

The structure at 284 Grand View Avenue was constructed in 1913. Planning Department records show that the building was not inhabited by any person(s) of significance (Criterion 1) and no significant events occurred on the site (Criterion 2). The original builder of the property was not identified and the building does possess some characteristic features such as wood construction, shingled siding, and a concrete block foundation. However, the building has lost some of its original fabric including the removal of the original bay windows and fenestration. These alterations render the property ineligible as a historic resource with regard to architecture (Criterion 3). The proposed project at 284 Grand View Avenue also underwent Preliminary Archeological Review (PAR) by Planning Department staff archeologists, who determined that there would be no effect on archeological resources as a result of the project; therefore the project is not significant with regard to Information Potential (Criterion 4). As a result, the building is not eligible for the California Register as an individual resource. Finally, the surrounding neighborhood represents a range of buildings constructed between 1903 and 2003, the majority of which have been substantially altered, and would not qualify as a potential historic district. Therefore, the proposed project would have no impact on off-site historic resources.

¹ San Francisco Planning Department, *Preservation Team Review Form, 284 Grand View Avenue*, November 20, 2013. This form is summarized and apart of the case number 2013.0987E, and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

² *Supplemental Information for Historic Resource Determination*, June 23rd 2013. This information apart of the case number 2013.0987E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

In conclusion, the property at 284 Grand View Avenue is not eligible for the California Register either as an individual resource or as a contributor to a historic district and thus is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on on-site or off-site historic resources.

Geotechnical. The Planning Department's records show that the property is on a slope of 20 percent or greater. A geotechnical investigation⁴ was conducted for the project which concluded that the site is suitable for support of the proposed building. The primary geotechnical concerns outlined within the report are related to competent earth materials, proper foundation support, support of temporary slopes and adjacent improvements, as well as seismic shaking and related effects during earthquakes. The report concludes that aside from earthquake shaking, there are low to no concerns regarding geologic hazards, assuming the project would follow recommendations outlined and comply with applicable building codes.

The geotechnical report provides several recommendations regarding site preparation and grading, seismic design, foundations, retaining walls, slab-on grade floors and exterior flatwork and site drainage. The report recommends that the foundation should include spread footings or a mat foundation. In addition temporary slopes would be necessary during excavation to stabilize the neighboring sites. The report also recommends that drainage should be provided away from the project's improvements and that underpinning for adjacent structures or footings should be included during site excavation. The sponsor has agreed to follow these recommendations, subject to final review and permitting by the Department of Building Inspection (DBI). Thus, with implementation of the recommendations as well as review and permitting by DBI, the proposed project would have no significant geotechnical impacts.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 sq. ft. are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 991 sq. ft. floor area of the existing structure by approximately 1,550 sq. ft., substantially less than 10,000 square foot limitation. Also, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-

⁴ Earth Mechanics Consulting Engineers, *Geotechnical Investigation Planned Improvements at 284 Grand View Avenue, San Francisco, California*, June 23, 2013. This report is available for review as part of Case No. 2013.0987E.

cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/28/2013	Date of Form Completion	11/13/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	284 Grand View Avenue	
Block/Lot:	Cross Streets:	
2764/014	Romain & 25th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0987E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	7/15/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

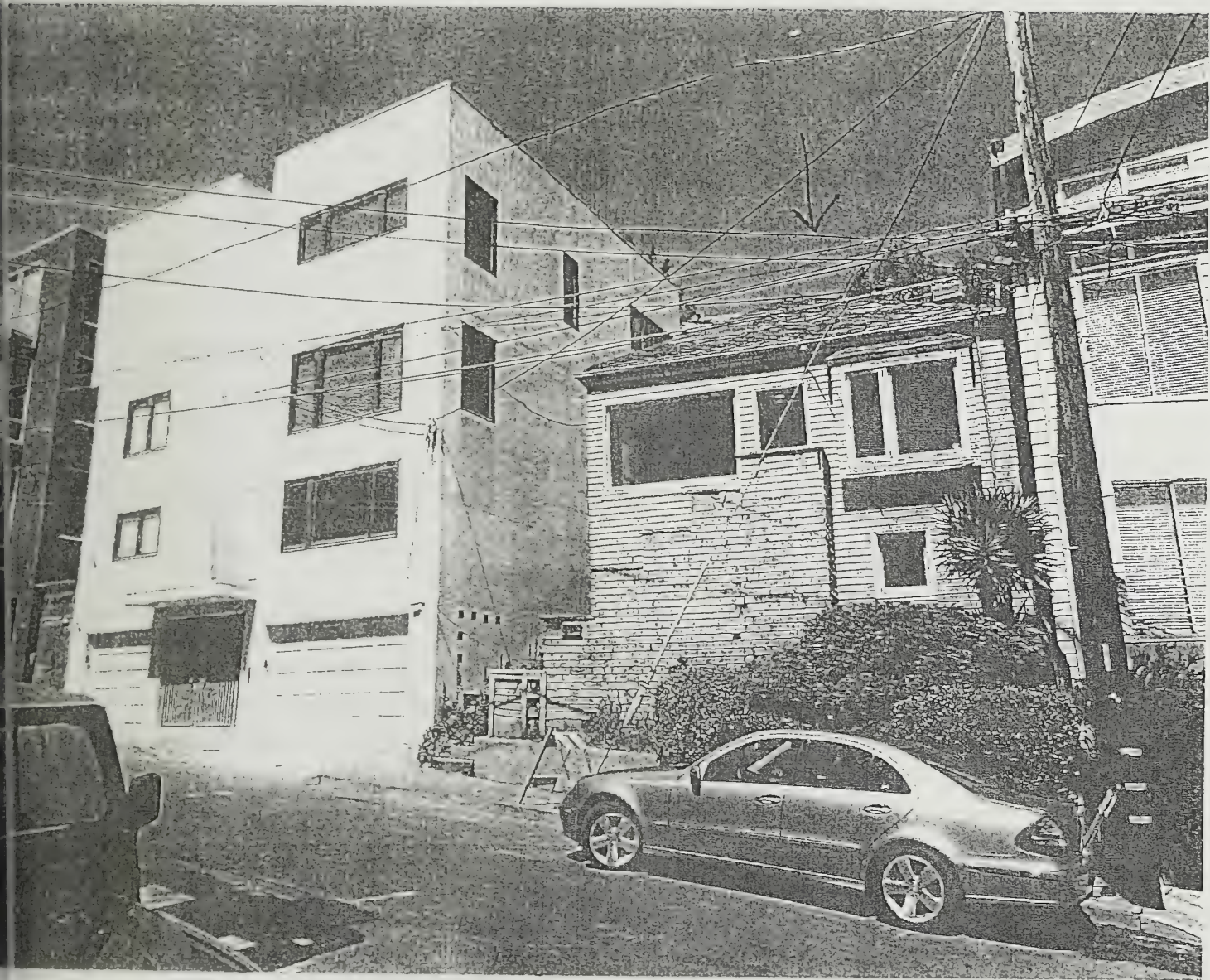
PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: According to the Supplemental Information Form for Historic Resource Determination dated 6/23/2013 and additional literature/permit research conducted by Department staff, the subject property at 284 Grand View Avenue is improved with a 981 sq. ft. one-story over raised basement, wood-frame on a concrete foundation, single-family residence originally constructed in the Craftsman Bungalow style in 1913 by an unknown architect/builder. Permit records document the removal of the bay window and replacement with a plate glass window in 1954, the replacement of the original mullion-type window frame with new frames and sashes also in 1954, and foundation underpinning and other basement work in 1956. Noe Valley was developed primarily between the 1890s and the 1910s as a working/middle class residential neighborhood. Buildings are typically wood frame construction, two to three stories in height, and most frequently single-family residences or flats. Common architectural styles include examples of San Francisco Stick, Queen Anne and Edwardian era designs, with examples of Shingle, Craftsman and Mediterranean Revival also present. The west side of the subject block is comprised exclusively of single- and two-family dwellings, with the east side of the block containing two parcels that have multi-family apartment buildings. Dates of construction range from 1903 to 2003 with architectural styles including Queen Anne, Mediterranean Revival, Craftsman and Modern. Although the building possesses some characteristic features such as wood construction, shingled siding and a concrete block foundation, it has lost some original fabric (bay window and fenestration) and is not architecturally distinct that would qualify it for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2. The subject property is not located within the boundaries of any identified historic districts. Since the subject block includes a range of buildings constructed between 1903 and 2003, of which the majority have been substantially altered, it would also not qualify as a potential historic district. Therefore, 284 Grand View Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.
--

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Gmada</i>	<i>11.20.2013</i>



STREET FACADE
284 GRAND VIEW AVE.



SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT
FEB - 7 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
17 Costa St.		5574/020	
Case No.	Permit No.	Plans Dated	
2014.0021E		10/18/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replace exterior siding, front steps, rear deck and railing, and roof; rear expansion by 300 sf; make existing garage Code compliant.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jeanie Poling 1/8/14.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/21/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Alexandra Kirby Signature required by: Preservation Planner Date: 09/16/2013 12:28:30 PM	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp:
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/21/2014	Date of Form Completion	1/21/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	17 Costa Street	
Block/Lot:	Cross Streets:	
5574/020	Brewster and Holladay Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0021E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/18/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application (10/21/2013) prepared by architect.	
Proposal is to expand interior habitable space by 380 sf from 1,220 sf to 1,600 sf; make existing garage functional; replace exterior wood siding and roofing on primary and rear facades.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Assessor's records, 17 Costa Street was constructed in 1908. The original building permit is not filed and the architect is unknown. The first owners/occupants of the property were Maria Lovett, a widow, and her sons John and Samuel, a teamster and fireman, respectively. The Lovetts sold the property to George and Effie West, a real estate salesman and his wife, in 1927. The property changed hands frequently, although it appears to have typically been owner-occupied by working-class residents.

The subject property is a two-story-over garage, wood frame, single-family workers cottage designed in a vernacular rendition of the Queen Anne style. The building features a front-facing gable with a central covered porch that accesses the primary entrance. A pair of double-hung windows is located at either side of the entrance. The building is sited on a steep slope, exposing the double-door garage to the east of the building. The permit history for the building is vague, although it appears that a number of rear additions have been made, likely in 1939 and 2002. The building appears peripherally in a 1976 Citywide Survey photograph and the porch has clearly been renovated at some point. The lap siding does not appear to be original and covers the entirety of each facade. Additionally, the windows appear to be aluminum, although no permits have been filed. Therefore, the integrity of the building appears to be compromised.

The subject building does not appear to be a historic resource based upon research conducted by the applicant and Preservation Staff. The property does not appear to be eligible for listing on the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Design). 17 Costa Street is not directly associated with any known historic events or trends; the lives of persons important to our regional or national past; nor is it an exemplary work of architecture. The subject block contains a number of potentially eligible resources of higher architectural quality that were constructed during the earliest development of Bernal Heights.

17 Costa is located in the Bernal Heights neighborhood on the eastern slope. The surrounding context is similar in massing and scale, and was largely constructed before 1910, save for two single family homes constructed in 1946 and one presently under construction. Many of the buildings have been altered, impacting the overall cohesiveness of the neighborhood. There does not appear to be a Register-eligible historic district in the immediate vicinity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-29-2014

Costa Street, San Francisco, California, United States
frees is approximate





SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

FEB - 4 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3867 Washington ST		0992/020A	
Case No.	Permit No.	Plans Dated	
2013.1751E		11/08/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Update front facade & extend existing GF basement under rear patio			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira Downloaded from the City of San Francisco Planning Department website on 11/27/2013 11:27:13 AM Per GIS database, Historic and Archeo are the only CEQA resources that require additional review. <i>Cleared through Archeo Review 1/29/2014</i> <i>Allen Vint</i>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☒	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/13/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison Vandervliet	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vandervliet	Signature or Stamp: Allison Vandervliet 1/30/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/13/2014	Date of Form Completion	1/13/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	3867 Washington Street	
Block/Lot:	Cross Streets:	
0992/020A	Cherry and Maple Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1751E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/8/2013
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:	1890s-1920s	
		☐ Contributor ☒ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The building stands on the south side of Washington Street between Cherry Street and Maple Street in the Presidio Heights neighborhood. Constructed in 1955, the subject property is a two-story-over-garage, rectangular-plan, residential building. The building was one of two houses constructed on adjacent lots by local developer Heyman Homes. Edgar N. And Beatrice Disman Stone were the primary owners of the property (1957-2013).

The Department agrees with the conclusion of the Historic Resource Evaluation (HRE) report by architecture + history, llc for 3867 Washington Street (dated October 21, 2013) that the subject property is not eligible for listing on the California Register of Historical Resources as an individual resource and does not contribute to any identified historic district. The building is not associated with any significant events or people. Due to modifications, the building is not a good example of Modern architecture nor is it a significant example of the work by local developer Heyman Homes, who was responsible for a number of small tracts throughout the city.

While this area has not been formally surveyed, portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as an eligible historic district due to the high concentration of high-style, architect-designed buildings with good integrity and strong continuity in style, type, and massing built primarily during the early 20th century. District boundaries are roughly the east side of Arguello Blvd to the west, the north side of Jackson Street to the north, the west side of Presidio Avenue to the east, and the south side of Clay Street to the south. However, the subject property would not contribute to any previously identified historic district in the area, as it was constructed in 1955, and well outside the district's period of significance, approximately 1890s to 1920s.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Sma</i>	<i>1-15-2014</i>

IMAGE



Source: Google, 2011



SAN FRANCISCO PLANNING DEPARTMENT

FEB - 7 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4184-4186 25th Street		6538/021	
Case No.	Permit No.	Plans Dated	
2013.1551E	2013.10.01.8160		
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Facade alterations, rear horizontal additions at all existing stories with rear decks, and a new fourth story to the existing three-story, two-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed by Senior Preservation Planner on 1/29/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Doug Vu Digitally signed by Doug Vu DN: cn=Doug Vu, o=City Planning, ou=Current Planning, email=Doug.Vu@sfgov.org Date: 2014.02.03 17:03:30 -08'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Doug Vu	Signature or Stamp: Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2014.02.03 17:03:30 -08'00'
	Project Approval Action: Building Permit <i>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</i>	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



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San Francisco,
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Planning
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PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
Individual Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 -Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:		Historic District/Context Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 -Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination signed/ dated 10/11/2013 and additional literature/permit research conducted by Department staff, the subject property at 4184-4186 25th Street was originally improved with a three-story, wood-frame two-family residence (flats) constructed in the Italianate style in 1917 by an unidentified architect/builder. Permit records document foundation work and underpinning in 1923, replacement of the terrazzo steps in 1967, the installation of aluminum windows in 1988, and re-roofing in 1990. Aside from these minor exterior alterations, the building remains unaltered and retains its construction integrity.

Noe Valley was developed primarily between the 1890s and the 1910s as a working/middle class residential neighborhood. Buildings are typically wood frame construction, two to three stories in height, and most frequently single-family residences or flats. Common architectural styles include examples of San Francisco Stick, Queen Anne and Edwardian era designs, with examples of Shingle, Craftsman and Mediterranean Revival also present. The subject block contains predominantly single and two-family dwellings, but also contains a four and eight-family dwelling as well with construction dates between 1900 and 1917. The various architectural styles on this block include Edwardian, Italianate, Mediterranean Revival, and even an example of a Romeo Flat. Although the subject building has retained most of its historic materials and is unaltered, it has a facade that is typical of this style with moderate detailing and woodwork, but does not possess high artistic value. It is not architecturally distinct and thus would not qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject building is not located within the boundaries of any identified historic districts. The visual continuity of the block is disrupted by several mid-block buildings that have been significantly altered to the extent they lack architectural integrity. As such, the subject block would not qualify as a potential historic district.

Therefore, 4184-4186 25th Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-29-2014



**SUBJECT PROPERTY,
LOOKING NORTH**





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
5435 Anza St		1588/001L	
Case No.	Permit No.	Plans Dated	
2013.1884E	2012 11194543	09/26/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Vertical addition			

FEB - 7 2014

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira MONICA PEREIRA, Planner, San Francisco Planning Department, 2013.09.16.12.00.00 Per GIS database, Historic is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>Per PTR form dated 1/31/2014</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): <i>A. Kirby</i> <i>2/3/2014</i>	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>A. Kirby</i>	Signature or Stamp: <i>2/3/2014</i>
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		Date of Form Completion	1/31/2013 2/3/2014
---------------------------------	--	-------------------------	-----------------------

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San Francisco,
CA 94103-2479

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Planning

Information:

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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	5435 Anza Street	
Block/Lot:	Cross Streets:	
1588/001L	45th and 46th Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1884E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	N/A
------------------------------------	-----

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application (11/03/2013) prepared by applicant.	
Proposal is to construct a vertical addition, full renovation of the east (primary) and west (rear) facades, and extensive interior remodel.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

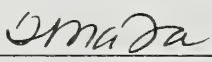
PRESERVATION TEAM COMMENTS:

The subject property was constructed in 1923 by builder Hugh C. Keenan, a local contractor who appears to have been active from 1920 through the 1950s. The first listed owner was Elizabeth Higgins, an accountant. The building appears to have been occupied and owned by middle-class residents throughout its history, changing hands frequently.

5435 Anza Street is a one-story-over-garage, wood-frame, single-family residence designed in the Period Revival style. The characteristic features include two structural bays, multi-light casement windows, multi-light double-hung windows, a side step entrance that aligns with the neighboring building to the west (5445 Anza Street), and a parapet that acts as a false side gable. Alterations have been in kind with the original materials and the building retains a high degree of integrity.

Based on research conducted by the project sponsor and Preservation staff, the subject building does not appear to be eligible for listing on the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 5435 Anza Street is not associated with any historic events or trends; the lives of persons important to our local, regional or national past; nor is it an exemplary work of a Period Revival builder's residence. Hugh C. Keenan may potentially be a master builder, although assessing this is beyond the scope of this review and basic research has not revealed any details on the builder's career.

The subject building is in a row of six single-family homes that were constructed between 1921 and 1923, presumably constructed by builder H.C. Keenan because of the similarity in massing, style and the shared entry side stairs. The integrity of 5429 Anza Street to the east has been severely impaired by a horizontal front addition and vinyl siding, interrupting the cohesive character of the block. The subject block was primarily constructed in the 1920s, as was the entire city block on which the property is located; however, a number of contemporary additions and alterations have impaired the general aesthetic of the area, most notably those located on the adjacent face of Anza Street. Overall there does not appear to be a potential historic district in the immediate area.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-31-2014





SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

FEB - 7 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1400 43rd Ave		1811/043	
Case No.	Permit No.	Plans Dated	
2013.1869E		11/15/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third floor addition at rear of existing building			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira CEQA REVIEW BY MONICA PEREIRA On 08/06/2013 at 10:00 AM. All comments, modifications, and approvals are subject to the final decision of the Planning Department. Comments are subject to the final decision of the Planning Department. Comments are subject to the final decision of the Planning Department. Comments are subject to the final decision of the Planning Department. Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☒	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per Supplemental submitted 1/21/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2014.02.04 17:16:02 -08'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: Alexandra Kirby Digitally signed by Alexandra Kirby DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2014.02.04 17:16:02 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/21/2014	Date of Form Completion	1/21/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	1400 43rd Ave	
Block/Lot:	Cross Streets:	
1811/043	SE Corner of Judah Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1869E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/26/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application (12/6/2013) prepared by applicant.	
Proposal is to construct a 9' vertical addition at the rear of the building for a new bedroom, plus a roof deck accessed by addition.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event: ☐ Yes ☒ No		Criterion 1 - Event: ☐ Yes ☒ No	
Criterion 2 - Persons: ☐ Yes ☒ No		Criterion 2 - Persons: ☐ Yes ☒ No	
Criterion 3 - Architecture: ☐ Yes ☒ No		Criterion 3 - Architecture: ☐ Yes ☒ No	
Criterion 4 - Info. Potential: ☐ Yes ☒ No		Criterion 4 - Info. Potential: ☐ Yes ☒ No	
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The subject building was constructed in May of 1950 by developer Lawrence Costello (referenced in SBHCS). The first occupant of the subject building was Mildred C. Murphy, the widow of salesman Edward Murphy. The property changed owners numerous times throughout its history, and all owners appear to have been the occupants of the residence. No persons of regional or nation import appear to have lived at 1400 43rd Avenue. The subject property is a one-story-over-garage, wood frame, single-family home. The garage was partially converted to a store front in 1956 and is currently used as a day-care facility. The building is designed in a simplified Art Deco style, with a deco motif located at the primary (west) facade above a central bay window, and a projecting streamline lintel that wraps around the corner of the building over two windows. The windows have been replaced and a storefront was added at north facade (facing Judah Street). Integrity remains intact, although the building does not appear to be an exemplary Art Deco structure as its signature design motifs are limited and restrained. The subject building does not appear to be a historic resource based upon research conducted by the applicant and preservation staff. The property does not appear to be eligible under Criteria 1 (Events), 2 (Persons) or 3 (Architecture) of the California Register. 1400 43rd Avenue was a developer-built and designed residence. It is not associated with any historic events or trends; the lives of persons important to our local, regional or national past; nor is it a notable work of architecture. Furthermore, the findings of the Sunset Builders Historic Context Survey do not suggest that the building is a potential resource. The subject building is located in the outer Sunset in a RH-2 Zoning district with an adjacent RH-1 mid-block. The scale of the surrounding neighborhood is similar, with single family residences and multi-family flats ranging from two- to three- stories in height, although the period of construction ranges from 1906 to 1978 and architectural styles vary greatly in the immediate vicinity. No other Art Deco iterations are located in the vicinity. Overall, 1400 43rd Avenue does not appear to be associated with identified Sunset District Historic Districts, nor do there appear to be adjacent historic districts or a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smara</i>	<i>1-29-2014</i>





SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

FEB - 7 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
170 Bocana St		5620/019	
Case No.	Permit No.	Plans Dated	
2013.1887E		12/09/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Addition to existing single family home & interior and exterior remodel			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/17/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: Alexandra Kirby Digitally signed by Alexandra Kirby DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2014.02.04 16:46:25 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/17/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	170 Bocana Street	
Block/Lot:	Cross Streets:	
5620/019	Powhattan and Eugenia Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1887E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	N/A
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application (11/03/2013) prepared by applicant.	
Proposal is to construct a vertical addition, full renovation of the east (primary) and west (rear) facades, and extensive interior remodel.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

170 Bocana was constructed in 1921 by the New Era Building Company. The first known owners of the property were Lorenzo and Louis Ferrario, who rented to Grace and Otto Borner, who purchased the house in 1932. The house appears to have been owned primarily by working-class residents through the late 1960s.

The subject property is a two-story-over-garage, wood frame, single-family residence designed in a simplified craftsman style, featuring a front-facing gable that projects slightly above the first story, supported by brackets. The entry stairs run along the front (east) facade to a recessed central entrance. Two three-pane aluminum windows brace the main entrance. The property is situated on a slope that descends to the southwest, providing space for a garage door at the south side of the primary facade and an exposed basement level to the rear. Renovations include "replacement of shingles" on the front facade (1966), although the original siding may have previously matched that of the neighbor to the immediate south, 174 Bocana, which is a twin building that features shingles on the front gable and clap board siding at the first and garage levels. The windows were replaced with aluminum in 1966 as well.

The subject building does not appear to be a historic resource based upon research conducted by the project applicant and preservation staff. The property does not appear to be eligible under Criteria 1 (Events), 2 (Persons) or 3 (Architecture) of the California Register. 170 Bocana appears to be a developer-built and designed residence, with two identical buildings to the south (176 and 178 Bocana). It is not associated with any historic events or trends; the lives of persons important to our local, regional or national past; nor is it a notable work of architecture. Furthermore the integrity of the building appears to be impacted by previous work.

The subject block is located on the south slope of Bernal Heights, and the surrounding context is mixed in style and scale. Construction dates range from 1907 - 1957. A row of four 1922 residences (179 - 185 Bocana) built in the same style and massing as the subject building is located on the adjacent side of the street, although the integrity of these ranges greatly. Overall, the appearance of the block is eclectic and there does not appear to be a potential historic district in the immediate vicinity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-29-2014



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170 Bocauda

Subjed Blok Face



SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

FEB - 7 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3984 20th Street		3600/022	
Case No.	Permit No. <u>201307091387</u>	Plans Dated	
2013.1384E	<u>07.09.2013</u>	<u>2013 07.09.2013</u>	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition of an new 2nd story and interior remodel			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira CEQA Technical Worksheet City of San Francisco, Department of Planning, and Department of Public Works Planning and Environmental Review, Sustainable Planning 2010-2011 Date: 09/16/13 Although per the Department's slope calculation standard (elevation change at mid-point from front of the lot to back, divided by lot length, the property has average slope < 20%.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR FORM DATED 2/3/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: 2/5/14	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>E. TUFFY</u>		Signature or Stamp: 2/5/14
Project Approval Action: Select One <u>BUILDING PERMIT</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required. **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/22/2014	Date of Form Completion:	2/3/14 1/22/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Eiliesh Tuffy	3984 20th Street	
Block/Lot:	Cross Streets:	
3600/022	Sanchez Street and Church Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1384E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	07.09.2013
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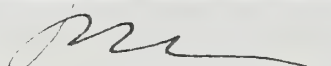
PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
According to the Supplemental Information Form for Historic Resource Evaluation prepared by Jorge Carbonell Architecture + Interiors (dated September 19, 2013), the subject property at 3984 20th Street contains one building: a one-story-over-garage wood frame single family residence bearing remnants of exterior detailing indicative of Eastlake/Stick Style architecture. According to the architect's research, the building was constructed between 1886-1899 (Assessor records incorrectly list the construction date of the subject property as 1900). Permit records indicate that the subject property underwent major alterations over time that obscured the original architectural detailing on the primary facade, including the installation in 1951 of asbestos shingle siding and a garage door that is out of character with the historic proportions of the front window bay. The angled door opening at the top of the stairs is also not characteristic of the original period of architecture and is thought to be a later design alteration. In addition, the original wood windows were replaced with aluminum windows of a non-traditional configuration some time between 1951-1997. A horizontal rear addition which extended into the rear yard setback and is not publicly visible was approved through variance in 1992 and completed in 1994. The subject property has experienced major alterations to its original design, workmanship and materials that have compromised the historic integrity of the building's exterior. The property is not architecturally distinct such that it would qualify for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The surrounding context was determined to be of mixed architectural styles constructed from approximately 1886-1915 with no unifying style or theme to suggest a historic district based on architecture alone. Therefore, 3984 20th Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/2/14

3984 20th Street (center building; Google streetview image)





SAN FRANCISCO PLANNING DEPARTMENT

FEB - 7 2014

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1811 Baker St		1023/006	
Case No.	Permit No.	Plans Dated	
2013.1369E		09/25/13, 02/03/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The proposed addition extends into the required rear yard at the basement, first, and second floors and includes a vertical addition, window and door replacement, and rebuilding the front stairs.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira Planner Signature: Monica Pereira, Date: 09/16/2013, Title: Planner Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Rebuild front stairs in kind including retaining existing columns at entry. Replacement of a door with a wood-sash double-hung window on the primary facade that matches original window.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): All proposed work visible from the public right of way meets the Secretary of the Interior Standards for the Treatment of Historic Properties, this includes the vertical addition which is notched and setback approx 19 feet. All original windows on the primary facade to be retained.	
Preservation Planner Signature: Allison K. Vanderslice	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vanderslice	Signature or Stamp: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2014.02.05 17:57:14 -08'00'
	Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required. **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0499E
Project Title: 2249-2255 Taraval Street
Zoning: NCD (Taraval Street Neighborhood Commercial District) Use District
Taraval Street Restaurant Subdistrict
50-X Height and Bulk District
Block/Lot: 2393/040
Lot Size: 5,749 square feet
Project Sponsor: Drake Gardner, Zone Design
(415) 377-6694
Staff Contact: Erik Jaszewski – (415) 575-6813
Erik.Jaszewski@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site consists of one parcel located at the northwest corner of Taraval Street and 33rd Avenue in the Parkside neighborhood. The existing lot contains a 12.5-foot-tall, 960-square-foot auto-repair facility built in 1938 with associated parking. The proposed project involves demolition of the existing building, and construction of a new approximately 52-foot-tall, five-story building with seven dwelling units totaling approximately 18,000 square feet on the upper floors and approximately 1,850 square feet of ground-floor retail space.

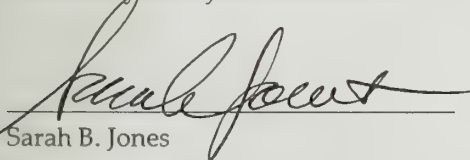
(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines, Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

February 7, 2014
Date

cc: Drake Gardner, Project Sponsor
Casey Noel, Current Planner
Jonathan Lammers, Preservation Planner
Supervisor Katy Tang, District 4

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

DOCUMENTS DEPT

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PROJECT DESCRIPTION (continued):

The majority of the project site consists of a paved concrete car storage area, with the auto repair structure occupying the center of the lot. A chain-link fence surrounds the majority of the property, enclosing the existing car storage areas. The portion of the site at the corner of Taraval Street and 33rd Avenue contains a large metal pole with the associated business signage attached.

The proposed mixed-use structure would include eight off-street parking spaces in an enclosed garage accessed from an existing curb-cut on 33rd Avenue.

The proposed project is subject to notification under Section 312 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The proposed project consists of ground-floor commercial with housing above, which is permitted and encouraged in the NCD (Taraval Street Neighborhood Commercial District) zoning district. The proposed seven-unit residential building on a 5,749 square-foot lot would have a density of one dwelling unit per 821 square feet of lot area, which satisfies the dwelling unit density of one unit per 800 minimum square feet of lot area permitted for the Taraval Street NCD. The 52-foot height of the proposed building with commercial on the ground floor would be within the 55-foot maximum height limit specifically permitted for the site; the 50-X height and bulk district permits up to 50 feet in height, with an additional five foot allowance for the ground-floor commercial use.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately .13-acre (5,749 square feet) project site is located within a fully developed area of San Francisco. The nearby properties include residential, commercial, health, and educational uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area and occupied by existing development, with no landscaping or groundcover. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the residential trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (the Guidelines), the proposed new mixed-use building would be expected to generate 348 daily person-trips of which 37 would be expected to occur during the PM peak-hour. These PM peak-hour person-trips would be distributed among various transportation modes as follows: 27 vehicle trips, five transit trips, five walking trips, and one trip via other modes. The estimated 27 PM peak-hour vehicle trips would not be a substantial traffic increase relative to the existing capacity of the surrounding area's street system, and any traffic increase at nearby intersections would not be substantial or noticeable. Therefore, there would not be a significant impact on traffic in the project area as a result of the proposed project.

Construction of the proposed project would be expected to occur over a 12 month period. During that time, it is anticipated that a majority of the construction-related truck traffic would use I-80, I-280, and U.S. 101 to access the project site from the East Bay, South Bay, and from locations within the City. The addition of worker-related vehicle or transit trips would not substantially affect transportation conditions. Construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking along Taraval Street. Thus, during the project's 12-month demolition and construction phases, worker demand for parking would lessen the availability of on-street parking during working hours. Prior to construction, the project contractor would coordinate with Muni's Street Operations and Special Events Office to coordinate construction activities and reduce any impacts to transit operations. Due to its temporary and limited duration, construction-related traffic impacts generally would not be considered significant.

Parking

Public Resources Code (PRC) Section 21099(d)(1), effective January 1, 2014, provides that, "parking...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.¹ Therefore, the proposed project would not have any significant impacts related to parking.

¹ Transit-Oriented Infill Project Eligibility Checklist, 2249-2255 Taraval Street. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0499E.

Section 151 of the *Planning Code* requires that a minimum of one off-street parking space be provided for each dwelling unit within a NCD district. Thus, the proposed seven-unit project would be required to provide seven off-street parking spaces. No off-street parking is required for commercial uses under 5,000 square feet. The proposed project includes eight parking spaces, therefore satisfying this requirement. The parking demand generated by the proposed project has been estimated in accordance with the Guidelines at 23 parking spaces. Therefore, the proposed project would have an estimated parking deficit of 15 spaces.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day-to-day, from day-to-night, from month-to-month, and so on. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (for example transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induce many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernible to most people. As described above, the proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants

because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.²

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 12-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,³ which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

² Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

³ California Code of Regulations, Title 13, Division 3, § 2485.

Water Quality and Stormwater

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed new building would be served by the City's combined sewer system, which already serves the existing building. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project.

The proposed project would result in more than 5,000 square feet of ground disturbance. However, as the site is fully occupied by paving and the auto repair shop, the project would not increase the amount of impervious surface area on-site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be required to implement Low Impact Design (LID) approaches and stormwater management systems in compliance with the Stormwater Design Guidelines.

For the above reasons, the proposed project would not have a significant impact related to hydrology and water quality.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 2249-2255 Taraval Street is an historical resource as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1)Events, (2)Persons, (3)Architecture, or (4)Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. A Historic Resource Evaluation Report was conducted for the

building at 2249-2255 Taraval Street to provide information to the San Francisco Planning Department, and to assist in the determination of the historic relevance of the property.⁴

The 2249-2255 Taraval Street site is located on one rectangular-shaped lot which is occupied by a detached, one-story, steel-frame automobile service station constructed in 1938. The property does not appear to be associated with any significant historical events as it was neither part of the initial Parkside neighborhood development nor the Taraval Street commercial development. The site does not appear individually significant within the context of auto-related development in San Francisco; it also does not appear significant as part of a potential historic district within the context of the City's westward expansion in the 1930's. Although the property is most closely associated with the Simon Brothers who commissioned its construction, neither individuals appear important to local, state or national history such that the property would be associated with important persons. Based on various alterations to the subject property, including the replacement of its cladding, the infilling of display windows, and the apparent removal of its Art Moderne detailing, the building does not appear to be a good example of a type, period, or method of construction. In addition, the adjacent block-faces along Taraval Street are characterized by a mix of styles and periods, indicating little overall architectural cohesion. The building neither yields nor is likely to yield information important in prehistory or history.

In light of the above, the property is not eligible for inclusion in the California Register as either an individual property or as part of an historic district. Planning Department staff has thus determined the property at 2249-2255 Taraval Street is not an historical resource as defined by CEQA. Therefore, the proposed project would not have a significant impact related to historic resources.

Hazardous Materials. The Maher Ordinance (Ordinance 253-86) requires analyzing soil for hazardous waste within specified areas, designated as Maher areas, when over 50 cubic yards of soil are to be disturbed and on sites specifically designated by the Director of Public Health (DPH). As the project site falls within the boundary designated by the ordinance, the project is therefore subject to the associated requirements. The project sponsor has also enrolled in the Maher Program in accordance with Department of Public Health requirements.

A Phase I Environmental Site Assessment (ESA) and soil sampling and analysis were prepared for the project site. The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The Phase 1 found evidence of the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a

⁴ Historical Resource Evaluation Report for 2255 Taraval Street from Jonathan Lammers, December 11, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0499E.

release into structures on the property or into the ground, ground water, or surface water. Two underground storage tank (UST) removal episodes occurred on the site: one instance involved removal of four fuel-containing tanks in 1989, a second instance involving removal of a waste oil tank in 2012. Both cases were subsequently closed by DPH. The 1989 tank removal episode identified potential evidence of tank leakage, thus triggering the opening of a Leaking Underground Storage Tank (LUST) case with DPH. After appropriate review, the DPH Local Oversight Program closed the case. These previously removed UST's represent a historical recognized environmental condition. Therefore, soil sampling and analysis was conducted to determine if the UST's resulted in contamination of the soils on the project site. Analytical results of the sampling and analysis program indicate the soil to be excavated did not contain any petroleum hydrocarbon constituents at or above the method reporting limits and the metal concentrations were within background levels. Based on the analytical results of the soil samples analyzed, the soil is an unrestrictive waste and no special soil handling will be needed.

The results of the soil sampling and analysis determined that that no further action is required for the site and any potential impacts associated with hazardous materials from the previous UST's would be less-than-significant.

Due to the age of the existing structures, asbestos containing materials may be found within the existing on-site structure proposed to be altered. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with

the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Because of the age of the existing building it may contain lead-based interior or exterior paint. Demolition or alterations must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 square feet or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or

Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

Aesthetics. Public Resources Code (PRC) Section 21099(d)(1), effective January 1, 2014, provides that, "aesthetics...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.⁵ Therefore, the proposed project would not have any significant impacts related to aesthetics.

Shadow. The proposed project would result in construction of a building 52 feet in height. Planning Code section 295 requires that a shadow analysis must be performed for projects over 40 feet in height to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan analysis that indicates the project would not cast new shadow on any properties under the jurisdiction of the Parks and Recreation Department, nor would it cast shadows on any other parks or open spaces.⁶ Thus the proposed project would not have any significant impacts related to Shadow.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on September 26, 2013, to community organizations, tenants of the affected property, and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Six comments were received from neighbors expressing concerns regarding the structure's size and height, shadow impacts, light and air effects on adjacent properties, lack of parking and potential spillover, potential to block views from nearby homes, and general design and aesthetics. Concerns relating to size and height, general design and aesthetics, automobile parking, views, and shadow are addressed in the preceding sections of this exemption. With regard to the comments related to light and air exposure, while the proposed project may reduce light and air for residences near the project site, it would not be considered a significant

⁵ Transit-Oriented Infill Project Eligibility Checklist, 2249-2255 Taraval Street. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0499E.

environmental impact under CEQA. However, the Planning Commission may consider these effects in its decision on whether to approve or disapprove the proposed project.

SUMMARY:

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁶ Noel, Casey. *Memorandum: 2249-2255 Taraval Street – Shadow Analysis*. June 3, 2013. This memorandum is attached to this Certificate, and also available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0499E.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 12, 2013
Case No.: 2013.0499E
Project Address: 2255 Taraval Street
Zoning: NCD (Taraval Street Neighborhood Commercial District)
50-X Height and Bulk District
Block/Lot: 2393/040
Date of Review: December 11, 2013 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2255 Taraval Street, is located on a 40' x 100' lot on the southeast corner of Taraval Street and 33rd Avenue in the Parkside neighborhood. The property is located within the Taraval Street Neighborhood Commercial District Zoning District and a 50-X Height and Bulk District. The subject property is occupied by a detached, one-story, steel-frame automobile service station constructed in 1938 per the San Francisco Assessor Recorder. The building is L-shaped in plan, primarily clad with vertically-oriented corrugated metal siding, and capped by a flat roof. The metal siding has been removed in various areas, exposing nailing strips laid over a mix of sheet metal cladding (located at the base of the building) with wood channel siding above.

The primary façade faces north onto Taraval Street and features a flat-roofed canopy supported by two posts standing on raised concrete platforms. The primary building mass includes an office area at the west end featuring a horizontally divided metal and plate glass window system. The pedestrian entrance to this office features a pair of glazed doors crowned with a fixed transom.

East of the office area is a large service bay with a roll-up metal door. What appears to be an addition clad with corrugated metal siding is located adjacent to the service bay along the eastern edge of the property. The upper portion of the primary façade, as well as the remainder of the building (except for the addition), is wrapped by a string course of rustic channel wood siding. The rear (south) elevation includes a flat-roofed canopy supported by steel columns which runs along the rear of the building. Fenestration on the rear façade includes a horizontal band of metal windows which provide illumination to the service bay. The rear of the property also features a paved parking and vehicle storage area, and most of the property is enclosed with chain link fencing. A metal signpost is located near the northwest corner of the property and includes a non-historic blade sign reading "J&R Auto Shop."

Known alterations to the property include the installation of a neon "Rio Grande" sign along the roof ridge (1938); the construction of a general advertising billboard sign at the northeast corner of the property (1980); construction of a one-hour fire wall as required by the fire inspector (1987) and the

replacement/construction of a steel overhang (1998), which may correspond with the flat-roofed canopy supported by steel posts which runs along the rear of the building. Other apparent alterations include the replacement of the original cladding and the narrow horizontal addition along the east end of the building. The general advertising billboard sign was removed in 2013.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

2255 Taraval Street is located in the San Francisco's Parkside neighborhood, an area roughly bounded by Quintara and Rivera streets on the north; Wawona Street and Sloat Boulevard on the south; 14th Avenue on the east; and the Great Highway on the west. The subject block features a mix of commercial and residential properties along Taraval Street, while the remainder of the block is exclusively residential and dominated by one-story-over-raised-basement single-family dwellings. Construction dates for buildings on the subject block range from 1907 and 1958, although most were built between 1919 and 1925. This is reflected in the architecture of the building stock, which is largely characterized by Mediterranean Revival, Prairie, Craftsman, French Provincial and Minimal Traditional designs. The overall level of architectural integrity is generally good, with window replacement being by far the most common alteration. A few of the residences have also experienced prior vertical additions. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A
	☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historical Resource Evaluation Report prepared by Johanna Street (dated 30 October 2013), information found in the Planning Department files, and research conducted on the Parkside neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

At the time of the Gold Rush, the western portion of San Francisco was primarily comprised of sand dunes and scrub, although the greater Parkside area included two freshwater lakes: Lake Merced and Laguna Puerca, today known as Pine Lake. There was almost no formal development in the Parkside area, save for a farm operated by the Greene family, which in the 1840s had squatted on land in the vicinity of what is today Stern Grove. For decades the area remained far removed from the more populous areas of the city, although various roadhouses were established to siphon business from travelers on their way to outings at the beach. These included the Ocean Side House, established in the 1850s near what is today Ocean Avenue and the Great Highway. During the 1860s, a horse racing track known as the Ocean House Race Course was also installed south of Laguna Puerca. In 1892 the Greene family constructed their own roadhouse, the Trocadero Inn, which remains extant within Stern Grove.

According to the historic context statement, *San Francisco's Parkside District: 1905-1957*, the primary catalyst for development of the neighborhood was the formation of the Parkside Realty Company in 1905. Led by the capitalist, William H. Crocker, the company assembled approximately 100 blocks of land which it began subdividing for residential development. In order to attract purchasers, the Parkside Realty Company graded streets and made other infrastructure improvements. It also built a series of speculative vernacular cottages running southwest from 26th Avenue and Ulloa Street toward 32nd Avenue.

Lots sold poorly, however, owing to a lack of streetcar access between the new neighborhood and downtown. As a consequence, the company created the Parkside Transit Company, which opened a new streetcar line in 1908 with a route running south on 20th Avenue from Lincoln Way to Wawona Street. In 1910, this line was connected to the Parkside "Dinky" line, which ran from 20th and Taraval streets to 33rd Avenue, then down Vicente Street and 35th Avenue to Sloat Boulevard. Service on these lines was slow, however, and the area remained sparsely settled throughout most of the 1910s. However, the subject block does include one of the neighborhood's oldest buildings—Eugene William's store at 2201 Taraval Street. Constructed in 1908, the building included a grocery on the ground floor, while the second story included a community hall.

The first concentrated period of development in the Parkside neighborhood occurred during the 1920s, shortly after completion of the Twin Peaks Tunnel. Opened in 1918, the Tunnel provided rapid streetcar connection to downtown, and touched off a wave of development in San Francisco's western neighborhoods. The Parkside area was served by the new city-owned L-Taraval streetcar line, which ran as far west as 33rd Avenue in 1919, and in 1923 was extended to 48th Avenue. In time, the presence of the streetcar line encouraged the development of a commercial strip along Taraval Street.

The 1920s also coincided with the advent of the private automobile, which made land further away from mass transit lines more practical to develop. Perhaps the most active builder in the Parkside neighborhood during this time was the Lang Realty company, which constructed hundreds of homes, most of which featured one-story-over-garage floor plans. Architecturally, the buildings of the 1920s were

overwhelmingly designed in period revival styles, such as Mediterranean Revival, Tudor Revival, French Provincial and Colonial Revival. The houses generally attracted middle-class, first-time purchasers, many of whom were Irish or of other European descent. As more homes were constructed, the Parkside District Improvement Club steadily lobbied for improvements, including new fire stations, sewers, schools and libraries.

The advent of the Great Depression severely curtailed new construction in San Francisco and the nation as a whole. To help spur development, the Federal Housing Administration (FHA) was created in 1934 to insure long-term mortgage loans made by private lenders. Home builders responded by constructing single-family homes which met FHA standards, and numerous blocks in the Parkside neighborhood were built out during the late 1930s. Aerial photos taken in 1938 indicate that the most developed section of the Parkside neighborhood was the portion east of Sunset Boulevard between Santiago and Vincente streets. Here, many blocks were entirely built out, although the area west of Sunset Boulevard continued to be marked primarily by sand dunes.

Following World War II, many San Francisco residents relocated from older neighborhoods, such as the Mission District, to new homes in the Sunset and Parkside neighborhoods. FHA lending programs also remained important, and the blocks west of Sunset Boulevard were developed wholesale with single-family dwellings during the late 1940s and early 1950s. By 1960, the neighborhood was essentially built out, including the commercial strip along Taraval Street, which features numerous buildings constructed during the post-war period.

The subject building, 2255 Taraval Street, was constructed in 1938 as a Rio Grande Oil Company service station. The Rio Grande Oil Company was established in El Paso, Texas in 1915. In 1932, Sinclair Oil acquired an interest in Rio Grande Oil through an exchange of stock, and in 1936 Rio Grande Oil was merged with the assets of the Richfield Oil Company of California to become the Richfield Oil Corporation. It appears that Rio Grande Oil continued to operate as a branded subsidiary for several years, although limited research did not indicate for how long. The 1939 city directory lists the property as Young's Rio Grande Service Station, but by 1943 it is listed as the station of J. Harold Ammons. In 1959 the building is shown as Silva's Shell Service. During the 1960s it is listed as Russ Gulf Service, and during the 1970s as Sam's Gulf Service. The Historical Resource Evaluation Report prepared by Johanna Street does not state when the gas pumps were removed. Most recently the building has operated as the J&R Auto Shop.

Based on the information provided in the Historical Resource Evaluation Report and research performed by Planning Department staff, 2255 Taraval Street does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. The building was not part of the initial development of the area, nor does it appear to have played an important role in the development of the Parkside neighborhood or the commercial strip along Taraval Street. It also does not appear individually significant within the context of auto-related development in San Francisco, or for its association with the Rio Grande Oil Company.

The building also does not appear significant as part of a potential historic district. As previously mentioned, San Francisco Assessor data indicates that most buildings on the subject block were built between 1919 and 1925 following the opening of the Twin Peaks Tunnel. As such, they are part of a general trend of development in the city's western neighborhoods during this period, but are not significant examples of this development pattern.

It is therefore determined that 2255 Taraval Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

The original building permit for the property names "Simon and Simon" as the property owners. According to the Historical Resource Evaluation Report prepared by Johanna Street, Simon and Simon were Sylvain L. Simon (1890-1975) and Lucien W. Simon, Sr. (1890-1948), owners of Simon Brothers grocers at 2829 California Street. The service station was likely owned as an investment property, and leased to various operators. Following Lucien's death in 1948, his wife Stella assumed ownership of the property. In 1951, Stella Simon transferred ownership to Hazel Goodman, Sylvain's older sister. The property was subsequently sold to Eugene and Irene Winans in 1958. The property remained in the Winan family until 2012, when it was sold by the estate to the present owner.

The subject property appears most closely associated with the Simon Brothers, who commissioned its construction. However, neither Lucien or Sylvain Simon appear important to local, state or national history such that the property would be eligible for historic listing under this criterion. It is therefore determined that 2255 Taraval Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

As described in the National Park Service's *Preservation Brief 46: The Preservation and Reuse of Historic Gas Stations*, the design of the subject building accords with the "Box-Type" typology, which was popularized during the Depression as a means of developing additional income streams. Whereas previously stations were frequently devoted only to the sale of gasoline, the new stations featured service and repair bays, as well as large display windows to encourage the sale of tires, batteries and other accessories. Such stations were typically much sleeker than the stations that preceded them, and were often based on standardized designs that helped build brand identity.

As part of this study, Planning Department Preservation staff conducted research to identify surviving examples of automobile service stations constructed prior to World War II. Here, service station was defined as a station where gasoline was historically dispensed, as opposed to shops focused exclusively on repair or the sale of auto parts. While not exhaustive, this research identified only seven such properties. These included 1100 Potrero Avenue (1925); 1455 Irving Street (1926); 1600 Mission Street (1930); 165 South Van Ness Avenue (1932); 445-447 Visitacion Avenue (1934); 645 Judah Street (1938); and 2255 Taraval Street (1938). A portion of a former service station constructed circa 1930 has also been relocated to the northeast corner of Howard and Beale streets. Several of these stations continue to be used for auto repair, but none continue to dispense gasoline.

Although pre-World War II service stations are quite rare in San Francisco, most of the earliest stations include notable architectural features, while the two stations constructed during the 1930s appear to have been based on standardized designs. Plans for the subject property were prepared by the Rio Grande Oil Company, which as previously mentioned was then operating as a subsidiary marketing brand of the Richfield Oil Corporation. The design of the subject building is consistent with other Rio Grande and Richfield Oil stations of the 1930s, including the horizontal banding wrapping the upper façade, as well as the glazed double door entry to the office. Similar examples exist in many cities in California, although

the more intact examples all include an Art Moderne style "fin" running from the station out over the canopy sheltering the gas pumps.¹ Based on a 1938 aerial photo, the station at 2255 Taraval Street also appears to have originally featured this design. Intact stations of the 1930s also typically feature large window bays wrapping the façade.

Based on various alterations to the subject property, including the replacement of its cladding, the infilling of display windows, and the apparent removal of its Art Moderne detailing, the building does not appear to be a good example of a type, period or method of construction. It also does not appear to relate to any potential historic district. As previously mentioned, the subject block is characterized by period revival style residences which do not relate to the architecture of the subject building. Similarly, the adjacent block faces along Taraval Street are characterized by a mix of styles and periods and there is little overall architectural cohesion.

It is therefore determined that 2255 Taraval Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude identifying other buildings or districts within the Parkside neighborhood as historical resources.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 2255 Taraval Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

2255 Taraval Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

¹ These architectural comparisons are based on photos available from Roadside Architecture.com <http://www.agilitynut.com/gas/ca4.html>

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

2255 Taraval Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 12-13-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View southeast of the primary façade of 2255 Taraval Street (Google Maps)



View east of 2255 Taraval Street (Google Maps)



View northeast toward the rear of 2255 Taraval Street (Google Maps)



SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

FEB 13 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
135 SAN ANSELMO AVE.		3076/022	
Case No.	Permit No.	Plans Dated	
2013.1442E	2013.09.17.6955	REC'D JAN. 28, 2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. HORIZONTAL AND VERTICAL ADDITION; INTERIOR REMODEL; REPLACE WOOD WINDOWS TO MATCH EXISTING; NEW WINDOW OPENINGS ON SIDE ELEVATIONS AT GROUND LEVEL.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 - New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5. <i>HREER - PART I (Jan. 10, 2014)</i>
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

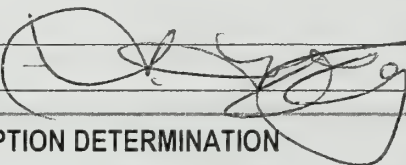
Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☒	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): PROPOSED ADDITION DETERMINED <u>NOT</u> TO HAVE AN ADVERSE IMPACT ON THE RESOURCE AND TO MEET THE SEC. OF INTERIOR STANDARDS FOR ADDITIONS.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

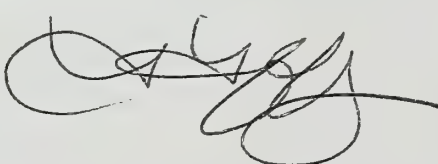
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional): HRER - PART II (JAN. 22, 2014)

Preservation Planner Signature:  2/10/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	

Planner Name: E. TUFFY	Signature or Stamp:  2/10/14
Project Approval Action: Select One BUILDING PERMIT *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

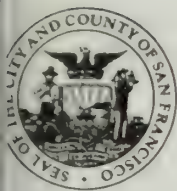
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 10, 2014
Case No.: 2013.1442E
Project Address: 135 San Anselmo Avenue
Zoning: RH-1 (D) (Residential House, One-Family, Detached)
40-X Height and Bulk District
Block/Lot: 3076/022
Date of Review: November 26, 2013 (Part I)
Staff Contact: Eiliesh Tuffy (Preservation Planner)
(415) 575-9191
eiliesh.tuffy@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 135 San Anselmo Avenue, is located on a rectangular-shaped lot measuring 75.02 feet by 101.74 feet on the north side of San Anselmo Avenue at the intersection of San Buenaventura Way in the St. Francis Wood neighborhood, one of the earliest planned communities to be developed west of Twin Peaks in San Francisco. The property is located within an RH-1 (D) (Residential House, One-Family Detached) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a generally U-shaped, wood frame single-family residence with a stucco exterior finish. As viewed from San Anselmo, the building has two wings on the ground level that project forward toward the street. These one-story wings are separated by a recessed central loggia that marks the main entrance to the residence. Both the wings and the loggia are topped by low-pitched clay tile roofs. The central core of the building rises up to form a second story with a flat roof that is very sparse and geometric in its overall massing and fenestration. On either side of the central core the first floor of the building extends to the east and the west. As viewed from the rear (which overlooks a communal park) the building is a full three stories in height due to the downward slope of the lot. This secondary elevation bears the same divided-lite casement windows in simple punched openings that are typical on all four elevations.

The residence was designed by local architect Samuel Heiman in a Spanish Eclectic / Mediterranean Revival style and constructed in 1923. Notable historic features of this style as evidenced on the subject property include: low-sloped roofs with little to no overhanging eaves; red clay roof tiles; ground floor loggia with arched openings; wood divided-lite casement windows in simple punched openings, and large expanses of solid wall area finished in light-colored smooth stucco with minimal ornament.

Known alterations to the property have consisted primarily of interior remodeling during the 1960s and 1990s. The known exterior work seems to have been limited to front door replacement and stucco repair

in 1964, replacement in-kind of the original flat roofs in 1996 and structural work to a chimney in 1999. Historic Sanborn Maps and aerial photographs show the footprint and massing of the building has remained unchanged since 1928, which is the first appearance of the subject property on Sanborn maps. The current owners have indicated that – based on conversations with previous owners – additional alterations were made to the property over time, however that work was believed to have been conducted without building permit.

Pre-Existing Historic Rating / Survey

The subject property at 135 San Anselmo Street is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, many of which are located within the St. Francis Wood neighborhood. The 1976 Architectural Survey did not include evaluations of potential historic districts.

According to the Planning Department's San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, the subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (listed as 1923 by the San Francisco Assessor).

Neighborhood Context and Description

The immediate area surrounding the subject property at 135 San Anselmo Avenue consists of 1-1/2 to 2-story residential buildings with basements (single-family houses) that were constructed primarily during the early twentieth-century. Some later residential construction occurred on infill sites within the neighborhood. These mid-20th century houses are compatible in their overall height and massing and – while not specifically the focus of this Historic Resource Evaluation Report – are indicative of a shift away from the exclusively Revival Style architecture that was indicative of Henry Gutterson's tenure as supervising architect.

Overall, the area exhibits an "Eclectic Revival" architectural character, and includes early-20th century adaptations of historic architectural styles such as Italian Renaissance, Mediterranean, Tudor, Neo-Colonial, and Craftsman. The area also exhibits a unifying pattern of development that results from construction of mostly wood-frame, stucco-clad detached residential buildings that are predominantly two stories tall and located on large lots with generous front yard setbacks. Most dwellings are centered on their lots allowing for the maximum front, side and rear yard setbacks. The southwest area contains a rectangular street grid within a horseshoe-shaped perimeter. St. Francis Boulevard is the arterial road through the southwest section, running east-west, and is formally landscaped with planted medians, fountains and entrance pavilions. The same residential character continues into the northeast section of the subdivision, however the lots are less regular due to the curvilinear street pattern.

A description of the neighborhood has been summarized by a local group of historians as part of their ongoing "Western Neighborhoods Project". The result of their research, which is publicly available through the website www.outsidelands.org, states the following:

After the resolution of Adolph Sutro's will in the early 1910s, the Residential Development Company bought from his estate 725 acres of the old Mexican land grant, the Rancho San Miguel. Shortly thereafter, the Mason-McDuffie Company purchased 175 acres of the land to create St. Francis Wood.

The "City Beautiful" movement, popularized by heralded landscape architect and planner Daniel Burnham, influenced the community plan, and restrictions of every kind shaped the development that arose. Mason-McDuffie banned businesses in the tract (only single-family homes), buried utilities beneath the sidewalks, and laid out wide streets. Restrictions set for houses included a two-story height limit, a minimum 20-foot setback from the street and free space on either side to be no less than a total 25% of the lot width. House cost had to be over \$3,500 initially and plans needed to be approved by the supervising architect employed by the St. Francis Homes Association. As with other residence parks and exclusive communities of the time, minority ownership and residency was also banned. It wasn't until the 1960s that St. Francis Wood became integrated.

Landscape features meant to be "reminiscent of the loveliest gardens of the Italian Renaissance" ornamented the grounds, including an elaborate gateway and two fountains on the main arterial, St. Francis Boulevard. The famed landscape firm Olmsted Brothers laid out the curvilinear street plan. John Galen Howard acted as the first supervising architect, designing the elaborate lampposts, brick-diamond sidewalks, entryway pillars and the main gate and first fountain. Henry Gutterson soon succeeded Howard, and designed the monumental upper fountain and numerous houses over the next three decades.

...prominent names in local architecture are attached [to] many of the early houses, including Willis Polk, Martin Rist, Timothy Pflueger, Bernard Maybeck, and Julia Morgan.

According to visual observation, the block that contains the subject property at 135 San Anselmo Avenue and the surrounding streets which comprise the original subdivision (from Monterey Boulevard north to Portola Drive, and from Junipero Serra Boulevard east to San Anselmo and San Pablo Avenues) appear to qualify as a "St. Francis Wood" historic district. This area contains a high concentration of properties that were developed during the early-20th century as one of the first residential planned communities west of Twin Peaks. The creation of the St. Francis Wood subdivision was timed to correspond with the completion of the West Portal Tunnel and Portola Boulevard, which connected the western reaches of the city to downtown San Francisco by both streetcar and automobile respectively. First platted in 1912, the tree-lined streetscapes and park-like setting was designed by landscape architects, the Olmsted Brothers. This area is an architecturally intact neighborhood of single-family houses in a mix of historic Revival Styles designed at the hand of numerous local architects of note, including Henry Gutterson, John Galen Howard, Masten & Hurd, Bernard Maybeck and Julia Morgan. Most of the lots were built out during the 1920s-1930s, with later infill construction occurring at a progressively slower pace into the early-1960s.

The "St. Francis Wood" eligible historic district identified for the purposes of this evaluation is identified as two section of the same original development: the horseshoe-shaped section to the southwest that is bisected by the east-west axial street, St. Francis Boulevard, and the network of interior streets within that boundary. In addition to the spine of streets that radiate out to the north and south from St. Francis Blvd., there is a secondary portion of the subdivision to the northeast, between San Anselmo and San Pablo Avenues. Although the streets in the northeast section are not as regimented in their geometry as those to the southwest, they were always part of the initial plan. The meandering, curvilinear streets to the

northeast leave room for the main park – originally designed as the Children’s Recreational Area with a playground and tennis courts – several smaller pocket parks, and the tract office which served as the administrative building for the subdivision.

The subject property is located in the center of the subdivision on San Anselmo Avenue, which serves as the dividing line between the gridded streets to the southwest and the curvilinear streets to the northeast. Therefore, the subject property is situated within the boundaries of the “St. Francis Wood” historic district, which is bordered by Monterey Boulevard to the south, Portola Drive to the north, Junipero Serra Boulevard to the west, and roughly San Anselmo and San Pablo Avenues to the east.

The historic district appears to be eligible for listing in the California Register under Criterion 1 (Events) as one of the first planned residential communities in the area West of Twin Peaks following the expansion of the city’s transportation network by way of the West Portal Tunnel project for streetcars and the construction of Portola Drive for automobile use. The historic district also meets Criterion 3 (Architecture) as a neighborhood that embodies the distinctive characteristics of a type and period of design, containing a high concentration of architecturally cohesive buildings that were constructed primarily during the 1920s and 1930s, as part of the wider City Beautiful and picturesque “garden suburbs” movement with later mid-20th century infill construction that was compatible in height and massing. This eligible historic district has not been formally surveyed or evaluated. For the purposes of this HREER, the subject property at 135 San Anselmo Avenue was examined for its contribution to the eligible historic district and no other buildings within the district boundary were evaluated in detail.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.” The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: 1912 – 1954 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation (dated September 24, 2013) prepared by the project sponsor, Jennifer Ruddock How; information found in the Planning Department files; and preliminary research conducted on the

St. Francis Wood neighborhood for historic context, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a contributor to a historic district under Criteria 1 and Criteria 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not have a specific association such that it would qualify individually under this criterion. However, the building is eligible for inclusion on the California Register as a contributor to the St. Francis Wood Historic District under Criterion 1.

The St. Francis Wood Historic District (including the blocks north of Monterey Boulevard to Portola Drive, from Junipero Serra Boulevard on the west to roughly San Anselmo and San Pablo Avenues to the east), was one of the three initial planned communities established in 1912 on what was previously agricultural and forested land west of Twin Peaks (Forest Hill and Ingleside Terraces were the other two early subdivisions). The generous tract of land, which had been held in the estate of local mining magnate and former mayor, Adolph Sutro, was offered for purchase following his death and corresponded with the timing of an expanded street car system from downtown San Francisco through the West Portal Tunnel in 1917. The development of Sutro's former landholdings west of Twin Peaks marked a major change in the residential development patterns of San Francisco, moving residents further west after the establishment of transportation routes into the area. This development began in 1912 and peaked in the 1920s-1930s as residents sought refuge from the congested urban environment of downtown San Francisco in favor of the picturesque landscaped garden suburbs taking shape the western extent of the city.

The neighborhood today displays the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as one of the first planned communities associated with the City Beautiful movement of urban planning and the shifting residential development patterns in San Francisco during the early twentieth-century. This development followed national patterns, as planned "streetcar suburbs" were established on the outskirts of many metropolitan areas in an attempt to create lush residential oases within commuting distance of their bustling urban cores.

135 San Anselmo Avenue is an intact example of an early twentieth-century residence associated with the development of the surrounding planned community and would contribute to the St. Francis Wood Historic District under Criterion 1. The building is not individually distinctive such that it would individually qualify under this criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The property was owned by Bert Nordman from 1923 to ca. 1940. Mr. Nordman was a prominent businessman who came from a family of jewelers and watchmakers. His father's shop was located on Sutter Street in the late-1800s. Bert was the president of his own jewelry business, Nordman & Aurich, at 150 Post Street in Union Square for many years and served as a member of the local Chamber of Commerce. Bert and his wife, Daisy, were members of the St. Francis community during the peak

decades of initial construction and development. After the Nordmans' occupancy, it appears the building was owned by a contracting company (Mendo Corporation) for three years before its resale.

Clayton and Florence Janssen resided at 135 San Anselmo from 1940-1959, during the latter half of the potential district's period of significance. Clayton Janssen is listed in the 1943 City Directory as working in the real estate profession.

Subsequent owners included: H.C. Perlmutter (ca. 1959-1964), and George Westfall (ca. 1964-2013). The property was sold to the current owners, Jennifer Ruddock How and Harry How in June of 2013.

Based on review of the Supplemental Information Form, which has limited information regarding prior owners, no persons of known historical significance appear to have been associated with the subject building. Therefore, barring any further information that can be located about the past occupants of the residence, 135 San Anselmo Avenue is not eligible for listing in California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Mason-McDuffie was a Berkeley-based development company that embraced the "residential park" model for their suburban real estate ventures. The developers partnered with the Beaux-Arts trained architect, John Galen Howard, and the Olmsted Brothers landscape firm to design several neighborhoods in this manner: first for the Claremont and Northbrae subdivisions in Berkeley, followed by St. Francis Wood west of Twin Peaks in San Francisco. Architect John Galen Howard is credited with establishing the first collegiate architecture department west of the Rocky Mountains at U.C.-Berkeley. The structures in St. Francis Woods credited to Galen are the entry gates, street monuments, and the subdivision tract office.

The Olmsted Brothers assumed operation of their father, Frederick Law Olmsted's, firm following his retirement in the 1890s. Olmsted, Sr. is widely considered to be the "Father of Landscape Architecture" and his firm to be the first of its kind in the nation. Olmsted, Sr. was responsible for numerous city planning projects across the country, including one of the most influential picturesque garden suburbs in the United States: Riverside, Illinois (1869). In Northern California, his commissions included campus plans for U.C.-Berkeley (1865) and Stanford University (1886-1914). When Olmsted's sons took over the practice in the late 1890s they continued their father's legacy of designing master plans for municipalities, residential developers and academic institutions.

Once the overall layout of the streets, monuments and landscaping were determined, potential buyers could choose from a number of approved house designs. The vast majority of those designs were completed by architect Henry Gutterson, who served as Supervising Architect for St. Francis Wood from 1914-1954. Second only to Gutterson was the firm of Masten & Hurd, who were responsible for over 100 house designs in the subdivision. Less numerous, but outstanding due to their association as the work of a master, are the homes designed by the likes of architects Bernard Maybeck & Julia Morgan. Gutterson's lengthy tenure as supervising architect for the neighborhood allowed for continuity of review over both the original building construction and subsequent changes over the following thirty years. Because of this, a preliminary Period of Significance for buildings within St. Francis Wood has been assigned to correspond with the original layout of the subdivision through Gutterson's years in the role of

supervising architect. However, pending the results of a more fully detailed district-wide survey, those dates could be further refined.

Samuel Heiman, who is listed as the architect on the original building permit for the subject property, began his career as a draftsman before partnering with Mel Schwartz to form their own architectural firm. After four years in practice together, the partners formed their own office, with Heiman working out of the Mechanics' Institute Building at 57 Post Street from 1919 throughout the 1940s. According to city directories from the early 1920s, the architect's office was located just one block east of his client, Bert Nordman's, jewelry store. Owners buying in to the St. Francis Wood neighborhood could either choose from a pre-approved architectural design or select their own architect, as long as the building plans met certain design guidelines imposed by the neighborhood association. It is unclear how the original owners selected Samuel Heiman as their architect, but a 1922 newspaper article mentions that he was so busy with work that he required larger office space within the Mechanics' Institute Building. Some of Heiman's other San Francisco buildings are located in the South End, Pine Street Auto Shops, and Civic Center Historic Districts. The subject property at 135 San Anselmo is the only known residence designed by Samuel Heiman in St. Francis Wood.

The subject property is eligible under Criterion 3 as a contributing building within the St. Francis Wood Historic District because of its location within one of the city's earliest "residential parks" which was designed in several stages by experts in the fields of architecture, planning and landscape design. Several of the people involved in the creation and development of the neighborhood are credited as pioneers in their respective professions.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Step C: Character Defining Features

For the St. Francis Wood Historic District, the character-defining features would include but are not limited to:

- Wood frame construction;
- Two stories in height, as viewed from the street;
- Residential use;
- Generous lot size with large front and side yard setback;
- Single family;
- Low-sloped or flat roof;
- Early 20th century Revival Style architecture;
- Mid-20th century infill construction of compatible height and massing;
- Stucco or wood exterior siding;
- Wood, divided-lite windows;
- Planned streets, both axial and curvilinear;
- Abundant landscaping and mature tree canopies along roadways;
- Ornamental street lighting;
- Brick sidewalks;
- Communal park space;
- Ornamental entry gates and fountains;
- Subdivision tract office

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-10-2014

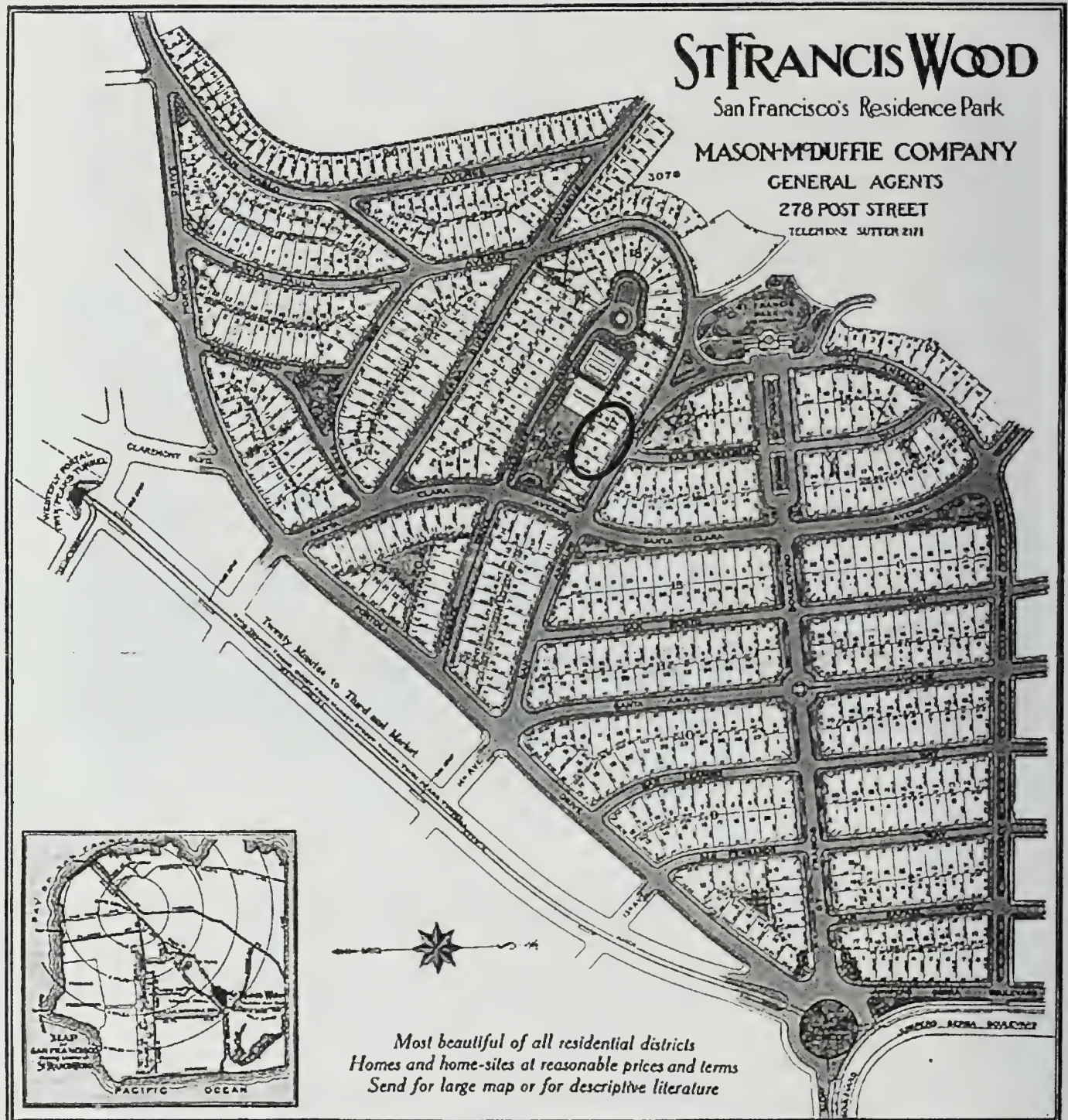
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

ET: G:\Documents\HRER\135 San Anselmo\135 San Anselmo HRER Part I.doc

IMAGES



Image courtesy of Google Maps, 2013.



Subdivision map of St. Francis Wood, ca. 1918. Approximate location of the subject property at 135 San Anselmo is towards the center of the eligible historic district, within the circled area.

Image courtesy of U.C. Berkeley, Environmental Design Archives.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

PART II ANALYSIS

Date January 22, 2014
Case No.: 2013.1442E
Project Address: 135 San Anselmo Avenue
Zoning: RH-1(D) (Residential House, One-Family, Detached)
40-X Height and Bulk District
Block/Lot: 3076/022
Staff Contact: Eiliesh Tuffy, Preservation Planner
(415) 575-9191
eiliesh.tuffy@sfgov.org
Date Reviewed: January 10, 2014 (Part I)
January 22, 2014 (Part II)

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PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Revised Drawings Dated: January 5, 2014 (Sheet 4.1, titled "New South Elevation")
January 3, 2014 (Sheet 4.4, titled "New West Elevation")

Project Description

The proposed project is to alter the existing single family residence by constructing a new horizontal and vertical addition at the rear portions of the building. The existing stucco-finish building will retain its overall original form, which is a U-shaped plan with a two-story central core. The vertical addition will be in the form of two 2nd-story wings which will be set back from the original 2nd story façade by 6'-6" on the west elevation and by 7'-10" on the east elevation. To further differentiate the addition from the original structure, the windows in these locations will have arched headers, the roofline of the contemporary wings will transition from flat to a 4:12 pitch towards the rear of the building, and the roofs will be finished in red clay tile. The rear elevation will be extended further back approximately four feet. The rear elevation, while fronting onto communal parkland for the subdivision, is heavily screened from public view by mature landscaping. The work will add approximately 600 square feet to an existing 2,815 square-foot house.

The project also proposes to create new window openings along the side elevations at the basement level, which have minimal public visibility. The style of the new and replacement windows will be wood casement windows with muntin patterns to match the original design.

Exterior materials for the addition are proposed to be stucco walls, red clay roof tiles, and wood windows. The selection of materials is compatible with the building and with the historic character of the district.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the Saint Francis Wood Historic District. The project was reviewed per Standard 9, which relates to additions and exterior alterations.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The subject building has been determined to be a contributing building within an eligible historic district; therefore, the Standards require that new work within the boundaries of the potential district will be differentiated yet compatible with its overall architectural character.

The proposed project will add square footage to the existing structure while retaining the original massing of the building through the use of generous setbacks, variation in rooflines and subtle design changes in the windows of the new addition. The other changes to the building – new window openings at the basement level and expansion of the rear elevation – have minimal public visibility. The work as proposed would preserve the building's historic integrity such that it will remain a contributing property within the Saint Francis Wood Historic District.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Timothy Frye, Preservation Coordinator

Date: _____

2/27/14

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 19 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
65 Cuvier St.		6722/019	
Case No.	Permit No.	Plans Dated	
2013,1657E	201301077353	11/13/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Second-story addition to existing single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

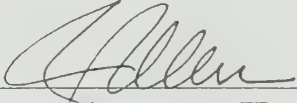
If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

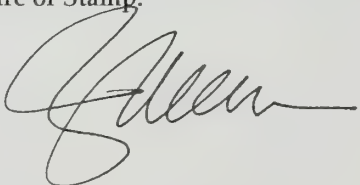
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PER PTR FORM SIGNED BY SENIOR PRESERVATION PLANNER 2/10/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):  2/11/14	
Preservation Planner Signature: _____	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: DOUG VIL. Project Approval Action: Select One BPA. *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: 
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



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PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

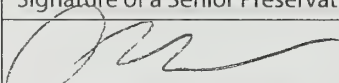
According to the Supplemental Information for Historic Resource Determination prepared by Knapp Architects dated September 2013, and additional literature/permit research conducted by Department staff, the subject property at 65 Cuvier Street is improved with a rectangular, one-story over an unfinished basement, wood-frame single-family dwelling constructed either in 1909 and/or 1916 in a vernacular style by an unidentified architect/builder. It appears to have been built in more than one stage, although the permit record is inconclusive. Permit records document re-siding and the addition of a toilet room and porch at the rear of the refugee shack in 1909, re-roofing and a new rear deck and stairs in 2010. However, the building's current footprint, height, form, roof form, design and materials do not characterize a refugee shack.

The subject block contains entirely residential buildings that are two and three levels at the street facade, the majority of which are more than 50 years old, with many having been modified. The various architectural styles on this block include Victorian, Mediterranean revival, Colonial revival, Moderne and vernacular. The subject front-gable vernacular style building has a projecting front porch that occupies the southern half of the front elevation, with a single-car garage door below it. The main roof plan continues onto the porch roof, forming the south side of its gable that nests into the main roof gable. There is a three-light window on the main facade and two, two-light windows in the facade of the porch. The building does not convey any notable design values nor an identifiable association with a specific period of construction. It is not architecturally distinct and thus would not qualify for listing in the California Register under Criterion C/3.

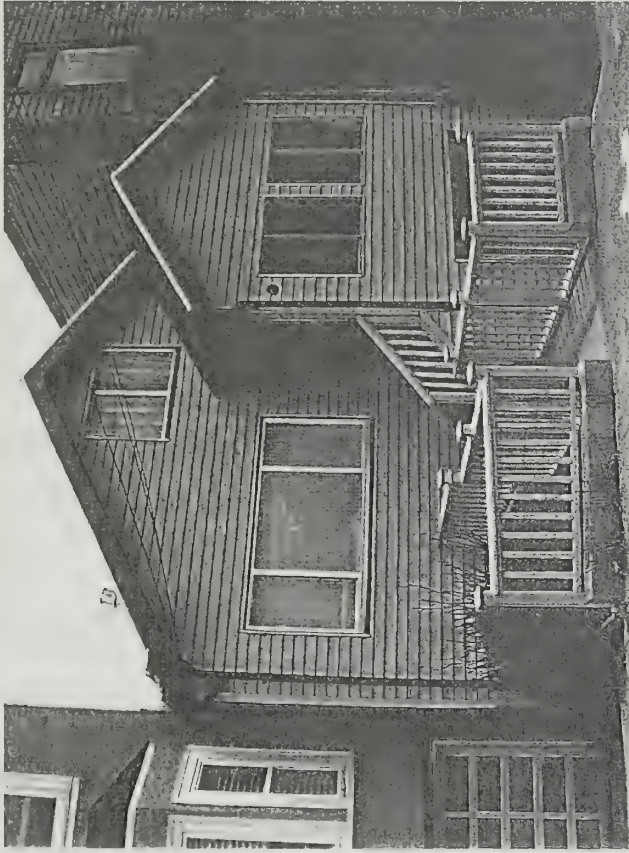
In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject building is not located within the boundaries of any identified historic districts. The visual continuity of the block is disrupted by many buildings that have been significantly altered to the extent they lack architectural integrity. As such, the subject block would not qualify as a potential historic district.

Therefore, 65 Cuvier Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/10/14

West Façade (Facing Cuvier Street)



Overall Façade



Driveway and Garage Door



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0020E
Project Title: 802-808 Steiner Street
Zoning: RH-3 (Residential House, Three Family); 40-X Height and Bulk District
Neighborhood: Western Addition
Block/Lot: 0798/055,056,057
Lot Sizes: 10,125 square feet (combined)
Project Sponsor: Louis H. Felthouse; Louis H. Felthouse, Architect, Inc. (415) 922-5668
Staff Contact: Erik Jaszewski – (415) 575-6813
Erik.Jaszewski@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site consists of three lots located along Steiner Street between Grove and Fulton Streets in the Western Addition neighborhood. Each 3,375-square-foot lot sits vacant, having recently contained an educational facility (demolished in May 2013). The proposed project involves construction of three new four-story residential structures, reaching approximately 40 feet in height. The project proposes 19,071 total square feet of residential uses comprising eight new units; the buildings at 802 and 804 Steiner Street would contain three dwelling units each, while 808 Steiner Street would contain two dwelling units.

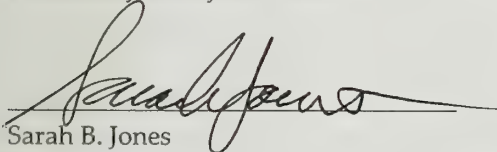
(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines, Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

Feb 13, 2014
Date

cc: Louis H. Felthouse, Project Sponsor
Shelley Caltagirone, Preservation Planner
London Breed, District 5

Distribution List
Historic Preservation Distribution List
San Francisco Recreation & Park Department; Attn:
Samantha Dolgoff
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

A shared, underground parking garage would be accessed from the ground-level of 808 Steiner Street and contain 16 parking spaces.

The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The proposed project consists of three buildings containing between two and three units each, expressly permitted in the RH-3 (Residential House, Three-Family) Zoning District. The proposed structures on each 3,375-square-foot lot would have a density range of one dwelling unit per 1,125 to 1,688 square feet of lot area; this satisfies the dwelling unit density of one unit per 800 minimum square feet of lot area permitted for the RH-3 Zoning District. The 40-foot height of the proposed building would fall within the 40-foot maximum height limit specifically permitted for the site.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.23-acre (10,125-square-foot) project site is located within a fully developed area of San Francisco. The nearby properties include residential, commercial, health, and educational uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area and sits fully vacant, with no landscaping or groundcover. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

The San Francisco Board of Supervisors adopted Standards for Bird-Safe Buildings, Planning Code Section 139, on July 14, 2011. The Standards for Bird-Safe Buildings include guidelines for use and types of glass and façade treatments, wind generators and grates, and lighting treatments. The

standards impose requirements for both location-related hazards and feature-related hazards. The proposed project would be subject to the Standards for Bird-Safe Buildings, and therefore it would not result in significant impacts on birds due to bird strikes.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the residential trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (the Guidelines), the proposed new residential buildings would be expected to generate 80 daily person-trips of which 14 would be expected to occur during the PM peak-hour. Those 14 PM peak-hour person trips would generate three vehicle trips (among other modes), which would not be a substantial traffic increase relative to the existing capacity of the surrounding area's street system, and any traffic increase at nearby intersections would not be substantial or noticeable. Therefore, there would not be a significant impact on traffic in the project area as a result of the proposed project.

Construction of the proposed project would be expected to occur over a 14-month period. During that time, it is anticipated that a majority of the construction-related truck traffic would use I-80, I-280, and U.S. 101 to access the project site from the East Bay, South Bay, and from locations within the City. The addition of worker-related vehicle or transit trips would not substantially affect transportation conditions. Construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking along Steiner Street. Thus, during the project's 14-month demolition and construction phases, worker demand for parking would lessen the availability of on-street parking during working hours. Prior to construction, the project contractor would coordinate with the San Francisco Municipal Transportation Agency's Street Operations and Special Events Office to coordinate construction activities and reduce any impacts to transit operations. Due to its temporary and limited duration, construction-related traffic impacts generally would not be considered significant.

Parking

Public Resources Code (PRC) Section 21099(d)(1), effective January 1, 2014, provides that, "parking...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.¹ Therefore, the proposed project would not have any significant impacts related to parking.

¹ Transit-Oriented Infill Project Eligibility Checklist, 802-808 Steiner Street. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0020E.

Section 151 of the *Planning Code* requires that a minimum of one off-street parking space be provided for each dwelling unit within the RH-3 district. Thus, the proposed eight-unit project would be required to provide eight off-street parking spaces. The proposed project includes 16 parking spaces, therefore satisfying this requirement. The parking demand generated by the proposed project has been estimated in accordance with the Guidelines at 12 parking spaces. Therefore, the proposed project would have an estimated parking surplus of four spaces. The 16 parking spaces would be contained in an underground garage structure beneath the buildings with a single access point. Although the garage's parking capacity and ingress/egress volume would not be typical for the neighborhood, these elements would not be materially different from the neighborhood context if divided between the lots equally. In fact, providing one curb cut and car access point rather than three creates a safer environment for pedestrians and bicyclists on Steiner Street.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day-to-day, from day-to-night, from month-to-month, and so on. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking surpluses and deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (for example transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induce many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernible to most people. As described above, the proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.²

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 14-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,³ which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than-significant-impact with respect to exposing sensitive receptors to substantial levels of air pollution.

² Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

³ California Code of Regulations, Title 13, Division 3, § 2485.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality and Stormwater

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed new buildings would be served by the City's combined sewer system. The project would not substantially increase discharges of wastewater or stormwater compared to recent past uses of the site. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project.

The proposed project would result in more than 5,000 square feet of ground disturbance. However, according to Planning Department records, the site has only recently become vacant due to demolition of an educational facility in May 2013. Therefore, the project would not increase the amount of impervious surface area compared to past conditions of the site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be required to implement Low Impact Design (LID) approaches and stormwater management systems in compliance with the Stormwater Design Guidelines.

For the above reasons, the proposed project would not have a significant impact related to hydrology and water quality.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the vacant lots at 802, 804, and 808 Steiner Street are historical resources as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1)Events, (2)Persons, (3)Architecture, or (4)Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. A preservation technical specialist reviewed the project and

associated documentation including a Historic Resource Evaluation Report (HRER) for a previous project (Case No. 2010.0009E) on the site to assist in the determination of the historic relevance of the property.⁴

The project sites are currently vacant, having previously contained an educational facility which was demolished in May 2013. The sites are located within the historic Alamo Square Landmark District, of which the surrounding buildings are considered contributors. Additionally, project sites are immediately adjacent to 940 Grove Street which is eligible for listing on the California Register as an individual resource for its architectural quality. Although the properties do not contribute to the district, the proposed buildings were evaluated for their effects on the district and surrounding historic structures.

The HRER prepared for the previous project on the site found it to be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and, therefore, to cause no substantial adverse change such that the significance of the resource (the Alamo Square Landmark District) would be materially impaired.

The Department has found that the new project as proposed continues to be consistent with the Standards for Rehabilitation of Historic Properties. Compared to the previous project, the proposed project would: (1) result in eight new residential units rather than four, (2) not expand the height or footprint of the previously approved building envelope, (3) modify the previous design by adding window and door openings at the façades, (4) increase planted areas at the front yards, (5) reduce garage openings, and (6) result in minor changes to the rear yards. These elements would not affect the properties' compatibility with the adjacent historic buildings or with the landmark district. In fact, some elements (i.e. reduction in garage doors and increase in planted areas) would increase the site's compatibility with the district. Therefore, the project would not cause a substantial adverse change impairing the historic resource at 940 Grove Street or impairing the significance of the landmark district.

In light of the above, the proposed project would not have a significant impact on historic resources.

Geology. The proposed project includes excavation to a depth of up to approximately 17.5 feet. A geotechnical report was prepared by a registered professional geotechnical engineer to investigate subsurface soil conditions and determine the suitability of development on the site from a geotechnical standpoint.⁵

⁴ Historical Resource Evaluation Report Memo for 802, 804 and 808 Steiner Street from Shelley Caltagirone, February 11, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0020E.

⁵ Harold Lewis & Associates Geotechnical Consultants. *Foundation Investigation: Three Proposed Residential Buildings at 802, 804, & 808 Steiner Street San Francisco, CA.* Geotechnical Report. December, 2012. This report is available for review as part of Case No. 2014.0020E.

The report included reconnaissance of the site, evaluation of on-site and adjacent past exploratory borings, research of historic records, evaluation of geologic maps, and engineering analysis of existing field and laboratory data. The report found the site to be suitable for the proposed project's construction provided the following recommendations are followed:

- Staged construction based on the conditions of the site;
- Perform earthwork, excavation, and foundation operations during the dry months and/or dry season;
- Establish survey points on adjacent buildings to document pre-construction positions;
- Visually document all existing buildings that adjoin the property
- Clear site of obstructions;
- Strip site to sufficient depth to remove vegetation and debris;
- Remove vegetation and debris from project site and fill any resulting holes;
- Exercise care during clearing operations to prevent damage to adjacent buildings;
- Utilize temporary slopes during excavation operations;
- Scarify subgrade areas that are receiving fill;
- Utilize non-expansive fill material devoid of rocks/lumps greater than six inches;
- Compact backfill to at least 90 percent relative compaction;
- Install subdrain systems beneath the lower level garage slabs;
- Provide positive surface drainage adjacent to the buildings to direct surface water runoff away from the foundations;
- Construct the proposed buildings on conventional, continuous and isolated spread footings extending at least 18 inches into approved bedrock materials;
- Design spread footings for allowable bearing pressure of 3,000 pounds per square foot;
- Support lower level garage slabs on at least 4-6 inches of free-draining gravel;
- Clear surfaces supporting slabs before construction;
- Design retaining walls to resist lateral earth pressures plus additional lateral pressures that may be caused by surcharge loads;
- Thoroughly water-proof all building retaining walls;

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction.

In light of the above, the proposed project would not result in a significant effect related to seismic or other geologic hazards.

Aesthetics. Public Resources Code (PRC) Section 21099(d)(1), effective January 1, 2014, provides that, "aesthetics...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project

satisfies the conditions provided in the applicable PRC section.⁶ Therefore, the proposed project would not have any significant impacts related to aesthetics.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 24, 2014, to community organizations, tenants of the affected property, and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Three comments were received expressing concerns regarding the underground parking structure's size, excavation, and ingress/egress hazards; the potential to change water drainage patterns and increase water runoff; aesthetic impacts to Alamo Square Park; and historic impacts on the historic district and nearby historic resources. These concerns are addressed above under Parking, Water Quality and Stormwater, Aesthetics, and Historic Resources respectively.

SUMMARY:

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁶ Transit-Oriented Infill Project Eligibility Checklist, 802-808 Steiner Street. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0020E.



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD - Noe Courts Park Improvements [780 Douglass St.]		2829/001	
Case No.	Permit No.	Plans Dated	
2014.0096E		received 1/10/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Convert existing tennis court to multi-use tennis/basketball court. Convert existing basketball court to people-only use lawn. Convert existing lawn to dog-friendly zone. Replace trees, add seat walls, tables, fences, gates and drinking fountain; renovate existing restrooms.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

DO NOT SCALE TO 100%
 ALL SCALE, LOCATION, DIMENSIONS, OR COORDINATES, AND/OR
 NUMBER OF LOCATIONS, ARE APPROXIMATE AND NOT TO BE USED FOR
 ANY PURPOSES OTHER THAN GENERAL REFERENCE.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☒	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): Rehabilitation of (E) convenience station. Park improvements that do not disturb historic features including new ADA Ramp, landscaping, seat vally benches + fences.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Gretchen A. Hilyard 2/13/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen Hilyard	Signature or Stamp: Gretchen A. Hilyard 2/13/2014
	Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 28, 2014
Case No.: 2014.0096E
Project Address: 780 Douglass Street (Noe Courts Park Improvement Project)
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 2829/001
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property is located on a rectangular-shaped through-lot on the west side of Douglass Street between Elizabeth and 24th Streets in the Noe Valley neighborhood of San Francisco. The subject parcel extends from Elizabeth Street to 24th Street and is located at the eastern side of the block. The subject parcel is designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

The subject property contains a one-story, reinforced-concrete, public convenience station, tennis courts, and retaining walls constructed in 1936 under the Works Progress Administration (WPA) program. The site also contains a basketball court, playground, lawn area and associated site features that were constructed as alterations to the original design. The convenience station is centered along the west side of the property and consists of a rectangular-shaped restroom building with curved wing walls. The building is designed in the Streamline Moderne architectural style and notable historic features include: decorative concrete screens, curved walls creating the Men's and Women's restroom entries, fluted columns, and a rectangular building form. Known alterations to the property include reconfiguration of the original row of three tennis courts at the south side of the site to a single tennis court and a new multi-use/basketball court along the west edge of the site. Additional features were added and removed as part of site rehabilitation projects in 1956 and 1979 including: fences, retaining walls, benches, lawn areas and associated site features. The playground was originally located at the northwest corner of the site and was relocated to its current location in ca. 1979 and expanded to its current size in 2006.

The Noe Courts Park and associated convenience station was constructed as part of a larger WPA program in San Francisco, which constructed over 70 recreational facilities throughout the city from 1935 to 1939.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registers. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1936).

Neighborhood Context and Description

Noe Valley

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land in the 1800s. During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police and litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for \$200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian descent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines providing access to downtown, and rapidly increasing land values, the neighborhood rapidly gentrified in the mid-to-late 20th century into the white collar neighborhood that it is today.

The following is excerpted from the Historic Resource Evaluation prepared by Architectural Resources Group for the Dupont Tennis Courts Restroom (dated January 3, 2014). Please see original report in docket for Planning Case #2013.1789E for footnote citations:

The Formation of the WPA

After experiencing a period of relative prosperity during the 1920s, the United States suffered through “the greatest crisis in history short of war”: the Great Depression.⁴ By March 1933, as many as 15 million people—about one quarter of America’s workforce—were unemployed and the prospect of finding a job was nearly hopeless. In San Francisco alone, more than 100,000 workers lost their jobs between 1930 and 1933. The economic downturn affected the entire population, including blue- and white-collar workers alike.⁵

An important focus of Franklin D. Roosevelt’s presidential campaign was the soaring unemployment rate in the country. At his March 1933 inauguration, Roosevelt addressed this issue, stating: “Our greatest primary task is to put people to work.”⁶ Immediately, he did just that by creating programs—collectively known as the New Deal—that sought to lift the country out of the Great Depression and put Americans back to work.

As part of the Emergency Relief Appropriation Act, the Works Progress Administration was approved by Congress on April 8, 1935. The primary function of the WPA was to provide jobs, mostly in the form of public building projects, to unemployed Americans. The jobs created by the WPA included public works projects, such as the construction and improvement of roads, public utilities, and public buildings, and programs geared toward women, professionals, and artists.⁷ ...by 1941 almost all WPA work was defense-related.⁸ With much of the workforce fighting in World War II and a rise in war-related industries, the country experienced a sharp labor shortage, and the WPA was disbanded in December 1942.

The WPA in San Francisco

As with other American cities during the Great Depression, San Francisco suffered from high unemployment rates and declining infrastructure. Under the leadership of Mayor Angelo J. Rossi, San Francisco became one of the first cities to receive WPA funding.⁹ *San Francisco Improved*, a report by the Assistant City Engineer Clyde E. Healy, describes the projects undertaken from October 1935 to August 1939 as part of the WPA program in the city of San Francisco. Similarly, the document Report on Progress of the Works Program in San Francisco provides information on projects completed before 1938.

WPA projects in San Francisco primarily focused on street and recreation improvements. According to Report on Progress, the WPA helped fund the widening and reconstruction of over 100,000 linear feet of roads and the expansion of the city’s street lighting system. The Report on Progress explains that recreation improvements were a priority because “the increase of leisure time due to short hours of work, and unemployment, [prompted] public demand for a fully developed recreational program.”¹⁰

At the time of WPA activity, San Francisco’s parks and playgrounds were managed by two separate entities: the Park Commission and the Recreation Commission.¹¹ The Park Commission managed the city’s larger parks, such as Golden Gate Park, while the Recreation Commission administered smaller, neighborhood playgrounds. During the 1920s, the Park Commission

greatly expanded San Francisco's parks and was concerned with the "beautification of the city and the enjoyment of its citizens."¹²

Advances to the playgrounds and recreational facilities managed by the Recreation Commission did not occur until later in the 1920s and continued into the 1950s under the administration of Josephine Dow Randall. One of Randall's most significant goals during her leadership was to have a recreational facility within walking distance of every residence.¹³ The creation of new playgrounds and improvement of existing ones began in the late 1920s and continued despite the oncoming Depression. Federal funding and the WPA enabled the Recreation Commission to expand and improve the city's playgrounds.¹⁴

Due to the high rates of unemployment and the resulting "enforced leisure," there was a greater need for more and improved recreational facilities. The federal funding supplied by the WPA was a "great opportunity for the Recreation Commission to complete its playgrounds."¹⁵ Healy reported that the "permanent improvements to public properties of San Francisco at a cost of \$29,770,507, contributed to make the finest parks, playgrounds, streets and recreation centers of any city in America."¹⁶ Overall, the improvements to and creation of playgrounds and recreational facilities by the WPA were "carried on in every area within the confines of the City and County of San Francisco - not limited to any few locations or communities."¹⁷

WPA records indicate that the agency divided the projects according to the two Commissions. Park Commission projects focused on the larger, more expansive parks in the city, such as Golden Gate Park, McLaren Park, and Buena Vista Park. Projects organized under the Recreation Commission involved smaller, neighborhood playgrounds and recreational facilities, such as Douglass Park, Rossi Playground, and Gilman Park. In both cases, work typically involved improving existing facilities and creating entirely new ones.

WPA-Era Convenience Stations in San Francisco

Over seventy public parks and recreational facilities were improved or constructed during the latter half of the 1930s and are "possibly the WPA's greatest overall legacy to the City of San Francisco."¹⁸ As part of these WPA projects, "convenience stations" were built individually on existing sites, or as part of larger projects, such as the DuPont Tennis Courts.

From studying the existing buildings, construction appears to have been in two styles: Spanish Colonial Revival and minimal Streamline Moderne. The buildings constructed for the Park Commission appear to have been designed in the Spanish Colonial Revival style. Extant ones are located in Golden Gate Park and Lafayette Park. Streamline Moderne buildings were constructed for the Recreation Commission and include the extant buildings at the DuPont Tennis Courts, Gilman Playground, Noe Valley Tennis Courts, Sigmund Stern Grove, and Douglass Playground.¹⁹

According to Healy, the project site "was an unsightly lot" prior to its development as a recreational area, which included the construction of a "playground, three tennis courts and convenience station

and...retaining walls to hold the ground in place because of steep slopes." The entire area was also fenced."¹

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is located in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1935-1939 ☒ Contributor ☐ Non-Contributor

Based on the information found in Planning Department files, staff finds that the subject property is significant as a contributing site to a discontinuous historic district of WPA-era recreational facilities in San Francisco that is eligible under California Register Criterion 1 and 3 as outlined below.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject property is eligible for inclusion on the California Register as a contributing site to a discontinuous historic district of WPA-Era recreational facilities in San Francisco under Criterion 1.

The subject property is eligible for listing in the California Register under Criterion 1 as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history. The Noe Courts Park and convenience station, along with convenience stations/sites at the Dupont Tennis Courts, Sigmund Stern Grove, and Douglass Playground, as well as other WPA-Era recreational buildings and neighborhood parks in San Francisco, appear to satisfy Criterion 1 for their

¹ Clyde E. Healy, *San Francisco Improved: Report of Clyde E. Healy, period October 10, 1935 to August 31, 1939*, (San Francisco, 1939), 63.

role as part of the WPA's campaign to develop and enhance the city's recreational infrastructure during the 1930s. The WPA was an important federal program that improved and expanded the nation's infrastructure; supported artists who created significant works of art, architecture and literature; and, most importantly, boosted morale by providing jobs for the unemployed. In San Francisco, the WPA made significant contributions to the city's infrastructure and aesthetics, including numerous convenience stations and related recreational facilities that enhanced the city's extensive public park system.

The subject property and related WPA-Era recreational buildings and neighborhood parks in San Francisco constitute a historic district of discontinuous properties eligible for listing in the California Register under Criterion 1 for their association with the WPA program in San Francisco. Only the WPA-Era convenience stations and the Noe Courts Park were evaluated for the purposes of this review. Related WPA-Era recreational buildings and neighborhood parks in San Francisco would need to be evaluated to assess their contribution to the identified historic district context. The subject property is not individually eligible under this criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The subject property was constructed by the WPA for the San Francisco Recreation Department and no individual persons are associated with the property. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff finds that the subject property is eligible for inclusion on the California Register as a contributor to an eligible discontinuous historic district of WPA-Era recreational facilities in San Francisco under Criterion 3.

The subject property and related recreational buildings and neighborhood parks constructed by the WPA from 1935-1939 constitute a discontinuous historic district that represents a significant and distinguishable entity whose components lack individual distinction. The location of the convenience stations and other WPA-Era recreational buildings and neighborhood parks throughout San Francisco represents the WPA's extensive scope of work within the city and their architecture is evidence of the WPAs use of minimal stylistic elements of popular contemporary design.

The subject property and related WPA-Era recreational buildings and neighborhood parks in San Francisco constitute a historic district of discontinuous properties eligible for listing on the California Register under Criterion 3 for their association with the WPA-era architectural typologies and design consistently applied for recreational projects in San Francisco. Only the WPA-Era convenience stations and the Noe Courts Park were evaluated for the purposes of this review. Related WPA-Era recreational buildings and neighborhood parks in San Francisco would need to be evaluated to assess their contribution to the identified historic district context. The subject property is not individually eligible under this criterion.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance as follows:

The site of the Noe Courts Park has not moved since its construction in 1936, however, the tennis courts, play areas and other programmatic functions of the site have been relocated over time. Known alterations to the property include reconfiguration of the original row of three tennis courts at the south side of the site to a single tennis court and a new multi-use/basketball court along the west edge of the site. Additional features were added and removed as part of site rehabilitation projects in 1956 and 1979 including: fences, retaining walls, benches, lawn areas and associated site features. The playground was originally located at the northwest corner of the site and was relocated to its current location in ca. 1979 and expanded to its current size in 2006. These changes are mostly additive in nature and original fabric remains, including site walls, curbs and the convenience station. Despite the changes to the property over time, the subject property retains integrity of location, setting, materials, feeling, and association. Site changes have altered the design intent and some understanding of the park's original configuration, and integrity of design and workmanship have been compromised.

The convenience station building has not been moved on the site since its construction in 1936 and retains its relationship to the larger park. The convenience station has some condition issues, including damage to the fluted columns. However, overall, the building retains integrity of location, design, setting, materials, workmanship, feeling and association.

Overall, the subject property retains sufficient historic integrity to convey its significance as a contributing site within the eligible discontinuous historic district of WPA-era recreational facilities under Criterion 1 and 3 as described above.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

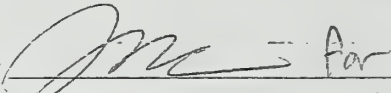
The Noe Courts Park and convenience station retains sufficient integrity and is a contributing site to the eligible discontiguous historic district. The character-defining features of the Noe Courts Park include:

- Rectangular site plan
- Streamline Moderne style public convenience station building
- Siting of the convenience station building along the western edge of the park
- Location of entrances at north and south ends of park
- Original retaining walls and curbs dating to 1936
- Open visibility through site

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District (Noe Courts Park and convenience station)
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2/12/14

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\Noe Valley Courts\Noe Valley Courts_HRER Part I.doc

IMAGES:



Aerial view of Noe Courts Park.
Image courtesy of Google Maps, January 2014.



Noe Courts Convenience Station looking west.
Image courtesy of Architectural Resources Group, September 2013.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 10, 2014
Case Nos.: 2014.0096E
Project Address: 780 Douglass Street (Noe Courts Park Improvement Project)
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 2829/001
Date of Review: January 28, 2014 (Part I)
February 6, 2014 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Pre-Existing Historic Rating / Survey

The subject property, containing the Noe Courts Park and associated convenience station, is located on a rectangular-shaped through-lot on the west side of Douglass Street between Elizabeth and 24th Streets in the Noe Valley neighborhood of San Francisco. The subject parcel is designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated January 28, 2014), the Department has determined that an eligible discontinuous historic district of WPA-era recreational facilities is present under California Register Criterion 1 for its association with the WPA program in San Francisco and Criterion 3 for its association with the WPA-era architectural typologies and design consistently applied for recreational projects in San Francisco. The Noe Courts Park and associated convenience station retains sufficient historic integrity and is a contributing site within the eligible historic district.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: January 10, 2014, San Francisco Department of Public Works.

Project Description

The proposed project is for a park improvement plan that includes reconfiguration of existing uses to optimize recreational use of the site. The existing character-defining convenience station and perimeter site walls will be retained and rehabilitated. The proposed project includes the following features:

- Multi-use tennis/basketball court,
- Dog friendly lawn area,
- Secondary "people only" lawn area,

- Refurbished landscaping throughout including tree replacement,
- New site furnishings includes seat walls, picnic tables, fences and gate,
- Renovation of the existing convenience station,
- Retention of the historic perimeter site walls,
- New wheelchair-accessible ramp to provide a path of travel between the children's playground and the convenience station.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Noe Courts Park was determined to be a contributing site within an eligible discontinuous historic district of WPA-era recreational facilities under California Register Criterion 1 and 3. Extant historic fabric within the park is limited to the convenience station, perimeter site walls, and the overall rectangular layout of the park with entrances located to the north and south. The proposed project involves alteration of non-historic site features and the rehabilitation of the historic convenience station building and site walls. Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired.

The proposed project includes the rehabilitation of a Streamline Moderne convenience station associated with the WPA-era recreational improvements in San Francisco. The proposed project will rehabilitate the convenience station, which is one of only three remaining Streamline Moderne convenience stations in the eligible historic district that retain historic integrity. The project includes the retention of the existing historic site walls around the perimeter of the park.

The proposed project includes site improvements and reconfiguration of non-historic features and spaces to optimize recreational use of the site. This work includes: consolidation of the existing basketball court and tennis court into a single multi-use court; creation of designated "dog-friendly" and "people-only" lawn areas; construction of new concrete seat walls, benches, fences and gates; and landscape improvements. New site features and landscaping will be designed to be compatible with the existing design vocabulary of the site features within the park. The existing character-defining features, including

the convenience station, perimeter site walls, and north and south entrance locations, will remain in place.

The proposed project also involves the construction of a wheelchair-accessible ramp through the park to provide access between the playground and convenience station, which includes the disturbance of non-historic areas of the park. The ramp construction and associated new landscaping will be limited to previously disturbed areas of the park where no historic fabric remains and as such will not alter character-defining features or the contribution of the site to the discontinuous historic district.

The proposed project will result in the alteration of the design of the Noe Courts Park, but changes will be limited to the alteration of non-historic features and the rehabilitation of the existing convenience station in conformance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. The proposed project will not result in the loss of character-defining features of the site and will rehabilitate and retain character-defining features including the convenience station and perimeter site walls. Overall the proposed changes will not alter the contribution of the site to the historic district or materially impair the significance of the eligible historic district.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2/13/14

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 19 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD - 733 Kearny St.		0209/017	
Case No.	Permit No.	Plans Dated	
2013.1550E			
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 50 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replacement of a free-standing restroom building in a public park.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 - New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☒	Class 2 - Replacement or Reconstruction of existing structures in same location.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5. (Chinatown Historic District)
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): <i>Replacement of non-historic convenience station with new building in same location. No change in historic fabric of Clarendon Historic District.</i>
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Gretchen A. Helge 2/13/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen A. Helge</i>	Signature or Stamp: <i>Gretchen A. Helge</i> <i>2/13/2014</i>
	Project Approval Action: Select One <i>Building Permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 11, 2014
Case Nos.: 2013.1550E
Project Address: 733 Kearny Street (Portsmouth Square Convenience Station)
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0209/017
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Pre-Existing Historic Rating / Survey

The subject property, containing Portsmouth Square and an associated convenience station, is located on a rectangular-shaped lot on the west side of Kearny Street between Washington and Clay Streets in the Chinatown neighborhood of San Francisco. The subject parcel is designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

The subject property is not currently listed in any local, state or national historical register, but is located within the determined eligible Chinatown Historic District. The Chinatown Historic District was first documented in the 1970s but never formally listed on the local, state or national registers. The Chinatown Historic District was determined eligible for listing in the National Register in 1997 through a Determination of Eligibility issued by the federal department of Housing and Urban Development (HUD) completed for a project at 848-868 Kearny Street.

These previous studies found Portsmouth Square to be a non-contributing site within the eligible historic district based on lack of historic integrity. The documentation on file for the district at the Northwest Information Center does not provide any detail on the significance, period of significance, or physical characteristics of the district.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: September 4, 2013 by Hamilton Aitken Architects

Project Description

The proposed project is for a restroom replacement project that includes demolition of an existing convenience station, construction of a new convenience station in the same location, and creation of an accessible path of travel from the northwest corner of the park to the convenience station. Only non-historic features will be altered and the proposed project follows the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Based on existing documentation, Portsmouth Square is considered a non-contributing site within the Chinatown Historic District, which was determined eligible for listing in the National Register through a Determination of Eligibility issued by the federal department of Housing and Urban Development (HUD) in 1997.

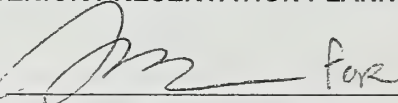
The proposed project involves the demolition of a non-historic convenience station building that was constructed at the southwest corner of the park in ca. 1995. The existing building features a V-shaped plan, a tiled pagoda roof and is clad in white ceramic tile. A new convenience station of similar size will be constructed in the same location and will be one-story in height with a rectangular plan and shed roof. The project also includes the creation of an accessible path of travel from the northwest corner of the park to the convenience station entrance.

The proposed project will be limited to the alteration of non-historic features of Portsmouth Square and will not result in the alteration of any character-defining features of Portsmouth Square or the Chinatown Historic District. The proposed project involves a nominal change to the character of Portsmouth Square and will not materially impair the significance of the eligible historic district.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:  for
Tina Tam, Senior Preservation Planner

Date: 2/12/14

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\Portsmouth Square\HRER\Portsmouth Square_HRER Part II.doc

IMAGES



View A - Portsmouth Square Restroom, facing west.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 19 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
865 Rhode Island St.		4095/056	
Case No.	Permit No.	Plans Dated	
2014.0115E		12/31/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and three-story rear addition (1,270 sf) to existing 2,940 sf single-family home. Expand habitable space at first floor, rebuild roof and front elevation.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Limited scraping of topsoil.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 2/12/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: A. Kirby 2/14/14	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature or Stamp: 2.14.14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/12/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	865 Rhode Island Street	
Block/Lot:	Cross Streets:	
4095/056	Southern Heights Avenue and 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0115E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/31/2013
------------------------------------	------------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting, September 2013.	
The proposal involves an interior remodel and three-story rear addition (1,270 sf) to existing 2,940 sf single-family home. Expand habitable space at first floor, rebuild roof and front elevation.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

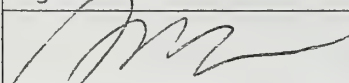
PRESERVATION TEAM COMMENTS:

865 Rhode Island Street was constructed by an unknown builder or architect circa 1916. The actual date of construction is unknown, as there is no original permit and the property has undergone a number of substantial alterations. The property was under the ownership of Matrona Jabin and her family from 1912 through 2012. The Jabin family comprised three generations in 1920, and those of working age appeared to be working class, likely in the nearby industrial portion of the neighborhood.

The subject property is a two-story-over-garage, wood frame, single-family residence located on the east side of Rhode Island Street in the Potrero Hill neighborhood. The building features tan brick cladding at the first level and stucco cladding above, a gable roof with a Mission Revival style parapet, and a red clay tile shed roof above the second story. The primary entrance is located at the street level on the southern portion of the facade, recessed beneath a broad arch with two French doors. A garage door is located in a second arch to the north. Two bays project from the second level with vinyl double-hung windows, and above two narrow double-hung vinyl windows are centered at the third level. The permit history includes relocation of a rear cottage (no longer extant) to the street front, insertion of a garage (1923) and other intensive projects, the original condition of the building is difficult to assess. However, based on a visual analysis it appears that the garage insertion and brick surround took place circa 1923, and that the windows and stucco have been replaced. The overall integrity of the building is moderate to low.

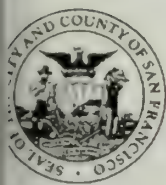
Based on historic research conducted by Tim Kelley Consulting and preservation planning staff, 865 Rhode Island Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 865 Rhode Island Street is not associated with any historic trends or events in the area or at the subject property; the Jabin family does not appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value.

Staff requested that the consultant conduct a survey of the immediate area surrounding the subject building to determine if a potential historic district was present. The report states that the variety of styles and construction dates in the vicinity lack architectural cohesion and a united history. Therefore there does not appear to be a potential historic district present.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/14/14

and St
107 - approximate address





SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
174 27th St		6577/023	
Case No.	Permit No.	Plans Dated	
2013.1715E		11/15/13	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 50 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo existing structure and replace new single family home			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira San Francisco Planning Department, 333 Market Street, 12th Floor, San Francisco, CA 94102-4402 Phone: (415) 355-3000, Fax: (415) 355-3001, Email: monica.pereira@sfdph.org Date: 2013.11.21 17:24:12 -0800 Per GIS database, Hist Pres and Archeo are the only CEQA resources that require additional review.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>PTP form dated 2/13/2014.</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: <i>Gretchen Hilgard</i> <i>2/18/14</i>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen Hilgard</i>	Signature or Stamp: <i>Gretchen A. Hilgard</i> <i>2/18/2014</i>
	Project Approval Action: Select One <i>DR Hearing</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/13/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	174 27th Street	
Block/Lot:	Cross Streets:	
6577/023		
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1715E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/15/2013
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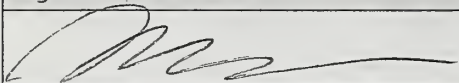
PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes	☒ No *
☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

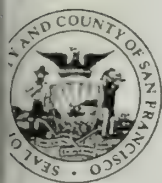
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: According to the Supplemental Information Form for Historic Resource Determination prepared by Architecture + History, LLC (dated October 2, 2013), the subject property at 174 27th Street contains a one-story over basement, wood frame, single-family residence constructed in 1905 by builder/owner George Robie. The subject building was originally constructed as a Queen Anne or vernacular cottage and extensively altered in 1922 and the 1960s. Documented exterior alterations to the property include: raising the building and adding a garage (1922), stuccoing of the front façade (ca. 1922), rear addition (1960). The front door was replaced and the front windows were replaced with aluminum sash at unknown dates. The subject property has been significantly altered and no longer represents its original appearance as a Queen Anne cottage. The subject building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The subject property is not located within the boundaries of any known historic districts. The subject building was constructed early in the development of the Noe Valley neighborhood. The subject block contains a range of construction dates and property types and some intact examples of late-19th and early-20th century residences remain. The subject block lacks architectural cohesion and no eligible historic district appears to be present. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/14/14



Report a problem



SAN FRANCISCO PLANNING DEPARTMENT

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MAR - 3 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Fire Station 31 (441 12th Ave.)		1532/007	
Case No.	Permit No.	Plans Dated	
2013.1759E		9/19/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Fire Station 31 is one of the select stations funded by the ESER bond program. The project improvements will focus on roof replacement, window repairs and refurbishment, exterior wall patching and painting, and mechanical system upgrades.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5. <i>per HRE</i>
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☒	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☒	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See attached HRE and PTR Forms
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: *Shelley Cattagione*

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Shelley Cattagione</i> Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: <i>Shelley Cattagione</i> 2/19/14
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/18/2014	Date of Form Completion	2/18/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	441 12th Avenue	
Block/Lot:	Cross Streets:	
1532/007	Geary Blvd and Anza Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1760E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/19/13
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	1913	Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

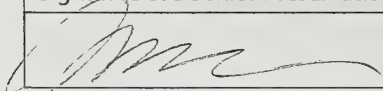
PRESERVATION TEAM COMMENTS:

Fire Station #31 (441 12th Avenue) was constructed in 1913 as part of the Auxiliary Water Supply System that was constructed following the 1906 Earthquake and Fire. The property appears to be individually eligible for listing on the California Register under Criterion 3 (Architecture) for its design and construction. Though somewhat altered, it continues to represent early twentieth century fire station designs that include Classical Revival ornament, and appears to be a rare station of the period in San Francisco that was constructed with two apparatus bays for a double engine company. Department staff concurs with the description of character-defining features and integrity presented in the Historic Resource Evaluation report prepared by Page & Turnbull, November 2013.

Furthermore, Department staff concurs with Page & Turnbull's determination that the proposed project would meet the Secretary's Standards for Rehabilitation. The nature of the work is primarily maintenance and repair. No character-defining features of the building will be removed or altered. Where replacement of secondary features is necessary due to material impairment or to improve building performance, the new features will closely match the old in terms of size, shape, and location. Also, these elements will not be visible to the public. Please refer to the attached HRE report for a full analysis of the project.

Signature of a Senior Preservation Planner / Preservation Coordinator:

Date:



2/19/14

Station 31 Renovation Project
441 12th Avenue

Front Façade along 12th Avenue



Source: Google Maps



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Fire Station 32 (194 Park St)		5720/059	
Case No.	Permit No.	Plans Dated	
2013.1760E		12/7/12	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Fire Station 32 is one of the select stations funded by the ESER bond program. The project improvements will focus on roof replacement, window repairs and refurbishment, exterior wall patching and painting, and mechanical system upgrades.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5. <i>see HRE</i>
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☒	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☒	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See HRE report and PTR form
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: Shelley Cartagosa

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Shelley Cartagosa	Signature or Stamp: Shelley Cartagosa 2/19/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.



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San Francisco,
CA 94103-2479

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Planning
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DATE OF PLANS UNDER REVIEW:	12/7/12
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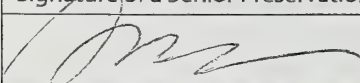
PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	1942	Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: Fire Station #32 (194 Park Street) was constructed in 1942, two years after Harold M. Engle of the Pacific Fire Rating Bureau conducted a survey of the City's existing fire station system and produced a report on its condition. It was one of three fire stations built during this period. The property appears to be individually eligible for listing on the California Register under Criterion 3 (Architecture) because it is a rare example of a Streamline Moderne-style fire station in San Francisco. Department staff concurs with the description of character-defining features and integrity presented in the Historic Resource Evaluation report prepared by Page & Turnbull, November 2013. Furthermore, Department staff concurs with Page & Turnbull's determination that the proposed project would meet the Secretary's Standards for Rehabilitation. The nature of the work is primarily maintenance and repair. No character-defining features of the building will be removed or altered. Where replacement of secondary features is necessary due to material impairment or to improve building performance, the new features will closely match the old in terms of size, shape, and location. Also, these elements will not be visible to the public. Please refer to the attached HRE report for a full analysis of the project.
--

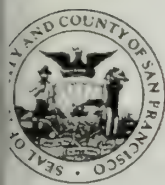
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/18/14

Station 32 Improvements Project
194 Park Street

Front Façade along Park Street



Source: Google Maps



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 19 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1297 - 99 Dolores St		6534/016B	
Case No.	Permit No.	Plans Dated	
2013.1778E		06/13/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition to increase living area of existing top floor to include a master bedroom/bath suite & a deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira CEQA Impact Statement Form For use by project sponsors, consultants, and planning departments Available for download at: www.sfplanning.org Date: 10/13/2010 12:17:00 PM Per GIS database, the only CEQA review that requires additional review is Historic Preservation.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=Alexandra Kirby, o=San Francisco Planning Department, email=alexandra.kirby@sfdph.org, c=US Date: 2013.09.16 11:02:00 -0700	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp:
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/12/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1297 - 1299 Dolores Street	
Block/Lot:	Cross Streets:	
6534/016B	NE corner of 26th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1778E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/13/2013
------------------------------------	-----------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application (11/17/2013) prepared by applicant.	
Proposal is to construct a 720 square foot rooftop penthouse at the 4th story and roof deck with stair penthouse on the new (5th level) roof.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

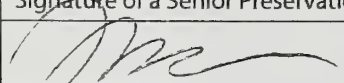
PRESERVATION TEAM COMMENTS:

1297-1299 Dolores Street was constructed in 1915 by the D. Coffin & Company, a building and real estate company, under the name of William McDiarmid. The McDiarmids do not appear to have lived at the property, but to have rented it during their ownership. The occupations of later owners are not known. The occupants of the apartments appear to have been middle-class, including an office supervisor, a PG&E foreman (who owned the property 1948 - 1974), and an elevator operator.

The subject property is a three-story-over-garage, wood frame, three-unit apartment building located on the northeast corner of Dolores and 26th streets. The building features stucco cladding, a flat roof, and subtle Craftsman influences such as tapered pilasters at either side of the gated entry and bracketed eaves. The primary facade features two low, broad arches that span the width of the building, one featuring the main entrance and the other a first story window with a security grate. The windows at the second and third stories are set above prominent beltcourses and appear to have glazed transoms above the non-original aluminum sliders. The secondary facade along 26th street features two garage doors at the rear of the building, and an additional garage opening appears to have been filled in at the center of the building. Eight of the sixteen windows on the facade have been replaced with aluminum frame window as well as one glass block window at the third story bath. The remaining windows are fixed wood-frame or double-hung wood-frame. Aside from the window replacements, the building's integrity is moderate.

Based on historic research conducted by the applicant and preservation planning staff, 1297-1299 Dolores Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 1297-1299 Dolores Street is not associated with any historic trends or events in the area or at the subject property; none of the owners or occupants appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value.

1297-1299 Dolores is located in the Mission neighborhood and the surrounding context is eclectic in design styles and periods of construction, ranging from 1890 to 2012. There does not appear to be an eligible historic district in the immediate vicinity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/12/14





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3440 Clay St		0996/050	
Case No.	Permit No.	Plans Dated	
2013.1547E		09/19/13 (EEA 09/17/13)	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel 4th floor & seismic upgrades w/o excavation work - only structural work to be performed - New dormer, expansion of porch at front of property. No other work.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 - New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira Per GIS database, Hist Pres is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties <i>(specify or add comments):</i> New dormer and terrace expansion at front of property. Building is a non-contributor to an eligible historic district.
☐	9. Reclassification of property status to Category C. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> : _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Gretchen A. Hilyard 2/20/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen Hilyard</i>	Signature or Stamp: Gretchen A. Hilyard 2/20/2014
	Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

MAR - 5 2014

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1462E
Project Title: South Park Renovation
Zoning: P (Public) Use District
OS (Open Space) Height and Bulk District
Block/Lot: 3775/0103
Lot Size: 37,000 square feet
Project Sponsor: Mary Hobson, SF Recreation and Parks Department (415) 581-2575
Staff Contact: Heidi Kline - (415) 575-9043, Heidi.Kline@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the renovation of the existing South Park public park located between Bryant, Brannan, Second, and Third Streets within the South of Market (SoMa) neighborhood. The renovation would include the removal of 19 existing trees, all of the existing shrubs and groundcover, and the existing site furnishings, including benches, tables, light fixtures, park signage, asphalt paths, and playground equipment in two play areas. New irrigation lines, 14 trees, three stone sculptures, benches, tables and chairs, light fixtures, disabled access ramps, concrete seatwalls and meandering walkway, interpretive display, and playground equipment in one play area would be constructed.

EXEMPT STATUS:

Categorical Exemption, Class 4 (California Environmental Quality Act (CEQA) Guidelines Section 15304(b))

REMARKS:

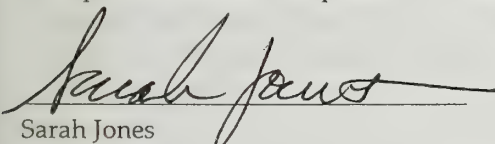
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

APPROVAL ACTION:

The Approval Action for the project is approval of the park concept plan by the San Francisco Recreation and Parks Commission. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.


Sarah Jones
Environmental Review Officer

February 20, 2014
Date

cc: Mary Hobson, Project Sponsor
Virna Byrd, MDF

Supervisor Jane Kim, District 6
Historic Preservation Distribution List

REMARKS:

Historic Resources. South Park was designed in 1854 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the site is a historic resource or not. In order for a site to be deemed a historic resource for purposes of CEQA Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources. A South of Market historic resource survey conducted in 2009 by the Planning Department for the Eastern Neighborhoods Area Plan included the project site and found that it was eligible for listing on the National and California Registers as an individual resource and as contributing resource to the South Park Historic District (see attached DPR 523D Form).

Based on information from this preliminary survey and supplemental research completed by the Planning Department's Preservation staff, the project site was evaluated to confirm the earlier survey findings as to whether it met any one of the National Register of Historic Places' four criteria: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential), required for a project to be deemed eligible for listing in the CRHR.

Preservation staff determined that the project site is individually eligible for listing in the CRHR under Criteria 1 and 3. The project site was also confirmed to be a contributing resource to the South Park Historic District under Criteria 1 and 3. The findings of Preservation Planning staff are presented in the Historic Resource Evaluation Response (HRER)–Parts 1 and 2¹ and summarized below.

Under Criterion 1 of the CRHR (or Criterion A of the National Register - Events), the South Park Historic District, including the park as an individually-eligible resource, is significant as a representation of an important trend in the City's development. South Park is unique in land development trends during the period between 1859 and 1910 as it is only one of four municipal parks included as part of land subdivisions. Providing land for private or municipal parks was highly unusual in the 1900s in San Francisco.

Under Criterion 3 of the CRHR (or Criterion C of the National Register - Design/Construction), the significance of the South Park Historic District is rooted in the context of early upper-class residential development, as one of the first examples of city planning, as well as reconstruction in the South of Market area after the 1906 Earthquake and Fire. South Park was the first planned community in San Francisco and, as such, represents the City's first example of residential urban design. It features the only oval park with crescents in San Francisco that were inspired by private residential parks in London, New York, and Boston. Though the original buildings are long gone, the existing park and building arrangement reflect the original design for an insulated European neighborhood. In addition, South Park is significant for its cohesiveness of the type and period of post-quake construction, generally grouped within two building booms, 1906 – 1913 and 1920 - 1925.

¹ Caltagirone, Shelley, *Historic Resource Evaluation Response (HRER) – Parts 1 and 2*. February 4, 2014. This document is available for review as part of Case File No. 2013.1462E at the SF Planning Department, 1650 Mission Street, Suite 400.

Once the property was determined to be a "historical resource" for the purposes of CEQA, the Department's Preservation staff initiated its review to determine if the proposed project would cause a substantial adverse change in the significance of the historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA then defines "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.

Preservation staff evaluated the project using the National Park Service's *Guidelines for the Treatment of Cultural Landscapes* (NPS Guidelines) that provide guidance for evaluating changes to cultural landscapes. The proposed project was reviewed to determine whether the project would impair the park's historical significance as the central feature of the first planned community in San Francisco

The NPS Guidelines establish a hierarchy of treatments for the character-defining features of the cultural landscape, beginning with (1) identification/ retention of historic features and materials, (2) maintenance of historic features and materials, (3) repair of historic features and materials, (4) replacement of deteriorated historic features and materials, (5) replacement of missing historic features and materials when historical, pictorial, or physical documentation is available for those features, and (6) any alterations for new uses must be compatible with the preservation of the landscape's historic character.

#1-Identification and Retention - The existing character-defining features of South Park were identified as follows:

- Oval shape with perimeter established by curb or wall.
- Plantings composed of trees, shrubs, and lawn.
- Spatial organization composed of a roughly symmetrical division of spaces with two primary lawns at either end of the park, a central cluster of park furniture, paths, and plantings, and perimeter tree planting.
- Circulation pattern composed of two elongated oval paths at each end connected to a circular path at the center and entrances at the ends and midpoint of the park.
- Flat topography

#2-4 Maintenance, Repair, and Replacement - The proposed project would maintain the oval shape of the park and repair the existing perimeter curb. Some of the perimeter trees would be replaced due to poor health or structural defects. Additionally, shrubs and lawn within the park would be replaced with new drought-tolerant species after installation of a new irrigation system. The spatial arrangement of the park's activity areas would be altered by dispersing them throughout the park rather than concentrating them at the two ends and in the center. However, the original spatial hierarchy would be maintained by introducing more expansive seating in these three areas.

#5 - Replace Missing Features - The proposed project does not include the replacement of any missing historic features.

#6 - Alterations and Additions for New Uses -The park circulation system would be constructed using a different material (concrete) and pattern (asymmetric) than the compacted earth material and geometric

pattern of the historic park. However, the circulation system would be similar in that it would still connect all the activity areas within the park and would have entrance points at the ends and midpoint.

Preservation staff found that while two of South Park's character-defining features, the spatial organization and circulation pattern, would be altered, sufficient integrity would remain. The remaining character-defining features – the oval shape, planting composition, and flat topography – would be maintained and/or repaired. Moreover, the proposed interpretive display would supplement the loss of historic features such that the park would continue to be able to convey its historical significance upon completion of the project. Therefore, it was determined that the project would not cause a substantial adverse change in the significance of the individual resource. Upon completion of the proposed alterations, the property would remain eligible for inclusion in the California Register of Historic Places or a local register of historical resources, and the site would remain a contributory resource to the South Park Historic District. Therefore, the proposed project would not result in a substantial adverse change to a historic resource and there would be no significant impacts to the historic resource as a result of the project.

Biological. A total of 19 of the 52 existing trees within South Park would be removed as part of the proposed project. None of the trees are indigenous to the site and consist of London plane, American elm, white alder, Lombardy poplar, olive, and river red gum. A tree assessment was completed by Hortscience² that analyzed the suitability for preservation of the on-site trees based on their health and structure and assigned a rating of good, moderate, or poor. Fourteen of the existing trees were found to have a poor suitability for preservation and would be removed, along with five trees found to have a moderate suitability for preservation that would also be removed. The remaining 32 trees would be retained and have a rating of either a moderate or good suitability for preservation. Many of the existing trees have structural problems resulting from prior pruning practices or the close spacing between the trees. Fourteen new 36-inch box size trees would be planted to replace the removed trees. On-site shrubs and lawn are not indigenous to the site and would be removed and replaced with new drought-tolerant varieties after the new irrigation system is installed.

Exemption Class. CEQA State Guidelines Section 15304(b), or Class 4, provides an exemption for minor private or public alterations to landscaping, including the landscaping of parks, rights-of-way, and other public areas. The proposed project would include the replacement of landscaping and other related park furnishings. Therefore, the proposed project would be exempt from environmental review under Class 4.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant historical, biological, or other adverse environmental impacts. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

² Hortscience, Inc., *Draft Tree Assessment and Management Plan, South Park*. March 2012. This report is available for review as part of Case File No. 2013.1462E at the SF Planning Department, 1650 Mission Street, Suite 400.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: February 4, 2014 (Part 1 & 2)
Case No.: 2013.1462E
Project Address: South Park
Zoning: P (Public) Zoning District
OS (Open Space) Height and Bulk District
Block/Lot: 3775/103
HP Planner: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelly.caltagirone@sfgov.org
EP Planner: Heidi Kline
(415) 575-9043 | heidi.kline@sfgov.org

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PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

Designed in 1854, South Park is an ovoid open space measuring 550 feet long and 75 feet wide, and tapering at either end. It is oriented northeast-southwest, following the diagonal street pattern of the South of Market area. The park may be loosely described as oval-shaped or lozenge-shaped, but in fact, it features long, straight sides with rounded ends. Its shape and relationship to the surrounding buildings resembles Louisburg Square on Beacon Hill in Boston (developed in the 1840s), though Louisburg Square is only about 200 feet long and 45 feet wide. South Park is bordered by a high, non-original, concrete curb. The outer edges of the park are ringed with shrubs and trees, including poplars and elms. The center space contains a lush lawn. Paved paths ring and criss-cross the park. Wood benches are placed at intervals along the paths. Additional benches and wood picnic tables are located at the center of the park, amidst a cluster of trees and plaza, and two playgrounds with climbing structures and sand are positioned in the northern and southern halves.

Pre-Existing Historic Rating / Survey

The subject property was found eligible for listing on the National and California Registers as an individual resource and as contributing resource to the South Park Historic District through survey conducted in 2009 (see attached DPR 523D Form) and adopted by the HPC February 16, 2011 (Motion No. 0103). The site is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: Criterion A 1854-1935 Criterion C 1906-1935	Period of Significance: Criterion A 1854-1935 Criterion C 1906-1935
	☒ Contributor ☐ Non-Contributor

The South Park Historic District, including the park as an individually-eligible resource, is significant under National Register Criterion A (Events) as a representation of an important trend in development patterns and the establishment of ethnic groups in San Francisco. It is also significant under Criterion C (Design/Construction) as a representation of a group of properties that embody the distinctive characteristics of a type, period, or method of construction, and as a representation of a significant and distinguishable entity whose components may lack individual distinction.

The significance of the South Park Historic District under Criterion C (Design/Construction) is rooted in the context of early upper-class residential development, as one of the first examples of city planning, as well as reconstruction in the South of Market area after the 1906 Earthquake and Fire. South Park was the first planned community in San Francisco and, as such, represents the City's first example of residential urban design. It features the only oval park and crescents in San Francisco that were inspired by private residential parks in London, New York, and Boston. Though the original buildings are long gone, the existing park and building arrangement reflect the original design for an insulated European neighborhood. In addition, South Park is significant for its cohesiveness of the type and period of post-quake construction, generally grouped within two building booms, 1906 – 1913 and 1920 - 1925.

The rise and fall of South Park's physical condition, as well as the change in inhabitants, reflect broader trends—time and again, the neighborhood has been a barometer for the local economic climate. Under Criterion A (Events), South Park represents the creation of a unique subdivision that contributed to development patterns in San Francisco. It is unique, as only three other land subdividers provided parks in their plans between 1859 and 1910. Providing land for private parks, or giving land to the municipality for parks, was highly unusual in Nineteenth-Century San Francisco.

It also reflects economic trends and important demographic changes in the South of Market area. South Park initially prospered as an elite suburb, though it was never completed as planned, due to the economic depression of 1855. It became a working class neighborhood after the 2nd Street Cut brought industry through Rincon Hill in 1869. South Park transformed physically after the 1906 Earthquake and Fire, since all the original buildings were destroyed, but it remained a working class neighborhood because of its proximity to South of Market industries, the Waterfront, and the railroad. It deteriorated into a slum as the economy slumped in the mid-Twentieth Century, but was revitalized after artists and

dot-com professionals moved into the affordable buildings. Revitalization has brought partial gentrification, higher rents, and construction of new buildings around South Park.

Lastly, the Historic District is significant for the early establishment of minority communities, including Japanese immigrants from 1906 to the early 1930s and Filipino seamen beginning in 1921. Though the Gran Oriente Filipino Masonic Temple at 95 Jack London Alley is considered a non-contributing resource to the South Park Historic District due to its date of construction (1951), which is outside the established period of significance, the building appears to be eligible for the California Register as an individual historic resource based upon Criterion 1 (Events). Filipinos remain the largest minority group in the South of Market area, and some continue to live at South Park. Other Filipinos reside on neighboring streets such as Bonifacio Street and Lapu Lapu Street, which are bounded by 3rd, 4th, Folsom, and Harrison streets, two blocks north and one block west of South Park.

Therefore, the South Park Historic District is significant for its urban plan and overall unity of design, which in turn is indicative of important historical and demographic patterns that have shaped the neighborhood.

The period of significance for related important events (National Register Criterion A) is 1854 to 1935, while the period of significance for important architectural trends of the extant resources (National Register Criterion C) is 1906 to 1935. Within the broader period of time, the most pronounced periods of construction occurred from 1854 to about 1869 (of those resources, only the park remains), 1906 to 1913, and 1920 to 1925. The Historic District's periods of significance end at 1935 because by this time, South Park was largely built out and development nearly halted. Only two buildings were constructed between 1935 and 1959. The ending date of 1935 also corresponds to the general drop-off in development in the South of Market area as a whole, which is reflected in the end dates of the locally- and National Register-designated South End Historic District, the potential South End Historic District Addition, and the potential Western SoMa Light Industrial and Residential Historic District. The South Park Historic District contains twenty-four contributing properties and fourteen non-contributing properties.¹

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The park itself features alterations, but retains its original 550 foot-long oval shape and landscaped character with meandering paths. The original low wall and iron gate disappeared after the 1906

¹ This text is copied nearly verbatim from the South Park Historic District DPR 523D form prepared by Page & Turnbull, June 30, 2009.

earthquake and were replaced with a simple concrete curb. Also, the plantings have been replaced several times since 1854. However, the park has always featured trees and small lawn areas for recreation. The integrity of location, association, setting, and feeling remain strong as the park still clearly reads as part of the surrounding turn-of-the-century urban development. The design integrity is fair. The circulation pattern is still reflective of the original plan, which had two elongated oval paths at each end tied to a circular path at the center. However, the current pattern no longer retains a path along the southeast border path or an entrance at the northeast tip of the park. The spatial arrangement is also still intact, composed of a roughly symmetrical division of spaces with two primary lawns at either end of the park, a central cluster of park furniture and plantings, and perimeter tree planting. The plantings also reflect some of the species from the period of significance, including elms, poplars, eucalyptus. While the furniture is not from the period of significance, the benches and picnic tables have traditional designs and are composed of wood so that they are compatible with the original design. There do not appear to be any features remaining that exhibit workmanship from the period of significance. Likewise, most materials from the period of significance appear to be gone, with perhaps the exception of some plantings.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

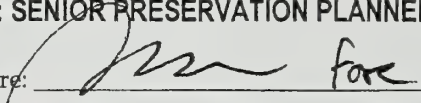
The remaining character-defining features of South Park from the period of significance are the following:

- Oval shape with perimeter established by curb or wall (existing curb is not original)
- Plantings composed of trees, shrubs, and lawn
- Spatial organization composed of a roughly symmetrical division of spaces with two primary lawns at either end of the park, a central cluster of park furniture, paths, and plantings, and perimeter tree planting
- Circulation pattern composed of two elongated oval paths at each end tied to a circular path at the center and entrances at the ends and midpoint of the park (altered)
- Flat topography

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  _____
Tina Tam, Senior Preservation Planner

Date: 2/4/14

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: N/A

Project Description

The project would renovate the entire park and would include the following:

- Demolition of asphalt paths and construction of new colored concrete paths re-routed for accessibility;
- Repairs to the existing concrete curb at the park perimeter;
- Construction of low concrete retaining walls and platforms along new paths to provide seating and retain existing grades;
- Demolition of the two existing play areas and construction of one new play area;
- Restoration of all park landscaping including removal of existing trees found to be in poor condition and planting of new trees, new lawns, and drought tolerant planting;
- Placement of ornamental boulders;
- Installation of a new automated, water efficient irrigation system;
- Installation of new pole light fixtures;
- Construction of two sidewalk bulb-outs and curb-ramps, and designation of one street space for passenger loading only;
- Removal of existing site furniture and placement of new furnishings including café tables, benches, trash cans, park signage, and bike racks at various locations within the park; and,
- Installation of an interpretive display on park history.

The Recreation and Park Department will consult with the Environmental Planning and Preservation staff of the Planning Department during the design stage of the project to verify the consistency of the project proposal with the project description and assumptions.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Secretary of the Interior's Standards Assessment

A project that has been determined to conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* can generally be considered to be a project that will not cause a significant impact. The National Park Service's *Guidelines for the Treatment of Cultural Landscapes* give guidance for the application of the *Standards* to cultural landscapes and have been used for this review. The Planning Department's Preservation Staff has found that the proposed project does not fully comply with the National Park Service's *Guidelines for the Treatment of Cultural Landscapes*; therefore, the project cannot be presumed to avoid a significant impact and requires further analysis of the potential impacts to the character-defining features of the historic resource (see the Project Specific Impacts Analysis below). An analysis of the project per the *Guidelines* is provided below.

The NPS recommendations establish a hierarchy of treatments, beginning with (1) identification/retention of historic features and materials, (2) maintenance of historic features and materials, (3) repair of historic features and materials, and (4) replacement of deteriorated historic features and materials. These four recommendations would apply to the character-defining features of the park: the oval shape with perimeter established by curb or wall (existing curb is not original); the plantings composed of trees, shrubs, and lawn; the spatial organization composed of a roughly symmetrical division of spaces with two primary lawns at either end of the park, a central cluster of park furniture, paths, and plantings, and perimeter tree planting; the remnants of the circulation pattern composed of two elongated oval paths at each end tied to a circular path at the center and entrances at the ends and midpoint of the park; and, the flat topography. The proposal would retain the shape of the park and would maintain or replace deteriorated plantings. However, it would remove paths that reflect the historic circulation pattern and alter some aspects of the historic spatial arrangement of the park. Although the tree plantings would continue to define two primary spaces at each end of the park with a central cluster of plantings, the project would result in five separate lawn areas rather than two primary lawns that have existing historically. Features which have historically been concentrated at the center of the park would also be more dispersed throughout the landscape in the new plan. While the distribution of features would change, the proposed plan would retain a hierarchy of seating areas with the ends and the center more expansive and the secondary areas more modest. Therefore, the spatial organization and circulation pattern of South Park would not be fully maintained by the project but some aspects would remain.

The fifth (5) recommendation is to replace missing historic features and materials when historical, pictorial or physical documentation is available. This treatment allows for either accurate restoration of the missing feature or designing new structures, furnishings and objects that are compatible with the historic character of the landscape. For example, replacing a picnic shelter with one of a new compatible design. The proposed project does not include the replacement of any missing features and, therefore, does not comply with this recommendation.

The sixth (6) recommendation concerns alterations and additions for new uses. It requires that these elements are compatible with the preservation of the historic character of the landscape. This would apply to the proposed stage, retaining walls, platforms, seat walls, lighting fixtures, ADA-compliant paving, and play equipment. While these new features could be incorporated into the park, they would need to be designed in a manner that is visually compatible with the spatial arrangement, massing, scale, form, features, materials, texture and color of the historic park. To be clear, this means compatible with the park as it appeared during the period of significance.

The proposed features are clearly differentiated as contemporary elements and they are generally compatible with the park in terms of their massing and scale. However, several of the features are not

compatible with the historic character of the park in terms of placement, form, or materials. (The texture and color of the proposed features cannot be evaluated at this level of design development, but would be reviewed by the Planning Department in the future for consistency with the project description and assumptions.) The placement of solid concrete walls, seating platforms, and a stage within the park would introduce fixed barriers within the previously uninterrupted open space. Also, while the concrete material relates to the historic perimeter wall, the extensive use of the material within the park is unprecedented. Furthermore, the proposed paths create an asymmetrical circulation pattern that does not reflect the book-matched symmetrical pattern that existing historically. Nevertheless, the winding, sinuous pattern of the proposed paths would relate to the similar form of the historic paths. Lastly, the proposed paving system would introduce more hardscape within the park that historically was served by more informal dirt paths.

Those elements that appear to be compatible in terms of placement, form, or materials are the more traditional bench seating and café tables. Also, the scale and relatively small number of proposed light fixtures would not significantly alter the landscape regardless of their design. In general, more compatibility could be achieved by giving a traditional geometric shape to the stage; substituting wood-slatted seating for concrete seating; or using a paving pattern more similar to traditional stone or brick paving that would have been common during the period of significance for the park. For these reasons, the project does not fully comply with this recommendation.

Project-Specific Impact Assessment

The proposed project would not cause a substantial adverse change in the significance of an individually eligible designed historical landscape, South Park.

Section 5020.1 establishes the threshold of "substantial adverse change" as demolition, destruction, relocation, or alteration activities that would impair the significance of the historic resource. The proposed project contemplates a variety of alterations that would affect the character-defining features of the park. However, staff has determined that South Park would retain sufficient integrity to convey its historical significance as the central feature of the first planned community in San Francisco inspired by private residential parks of similar design in London, New York, and Boston and reflecting the original design for an insulated European neighborhood.

A property important for association with an event or historical pattern under Criterion A/1 such as South Park and the South Park Historic District, ideally might retain some features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance. In fact, the South Park landscape is already deficient in terms of its integrity of workmanship as no original features that display workmanship remain. The design integrity of the park is fair, as discussed in Part 1. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today. Therefore, it is not necessary for a property to retain all of its historic physical features or characteristics in order to retain sufficient integrity to convey historical significance.

The proposed project would primarily alter two character-defining features of the park: the spatial organization and the circulation pattern. The remaining features – the oval shape, planting composition, and flat topography – would be preserved.

Historically, the spatial organization of the park has been composed of a roughly symmetrical division of spaces with two primary lawns at either end of the park, a central cluster of park furniture, paths, and plantings, and perimeter tree planting. The project would eliminate the two primary lawns and divide the park into five lawns. The historical book-matched symmetry of the park plan would be replaced with an asymmetrical plan. The central cluster of park furniture, paths, and plantings would be removed and new fixed seating and wall features would be scattered throughout the park in a roughly linear pattern. The sense of the two separate halves of the park would primarily be retained through the tree plantings, which would continue to define these two primary spaces. The existing features at the center of the park would be replaced by a broad plaza, stage, benches, and café tables. These new features, combined with the tree planting would continue to hold the center of the park as a gathering space similar to its historical treatment. However, the new platforms and walls lining the pathways would create a more linear arrangement of features than has historically existed. They would also introduce new barriers within the previously uninterrupted open space. The combined result would be diminished integrity of the historic spatial organization of the park.

The project would also remove the last remnants of the historic circulation pattern. While the existing paths do not appear to be original in either their materials or form, they are roughly in alignment with the northern section of paths that existed during the period of significance. The project would replace the paths with a continuous concrete paved system laid out loosely in a sine-wave pattern. In general, the paths would be narrower where they cross the center of the park and wider at the ends and center of the park. The paths would provide entry to the park at the ends and at the center of the park as provided historically. The paths would also be bordered by lawn or plantings on both sides so that the park perimeter retains a green edge as it has historically. So, although, the path configuration would be contemporary, the winding character of the circulation pattern and the entry sequence would be maintained. The result of these changes would be diminished integrity of the historic circulation pattern of the park.

While the character-defining features South Park would be altered, sufficient integrity would remain such that a contemporary from the period of significance would still recognize the historic landscape. Moreover, the proposed interpretive display would supplement the loss of historic features such that the park would continue to be able to convey its historical significance upon completion of the project. Therefore, the project would not cause a substantial adverse change in the significance of the individual resource and a significant adverse effect would be avoided.

The proposed project would not cause a substantial adverse change in the significance of the South Park Historic District.

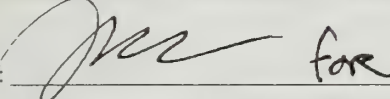
Since the project would not cause a substantial adverse change to the individually-eligible South Park cultural landscape, the project would also not cause a substantial adverse change to the surrounding South Park Historic District. The park would retain sufficient integrity to convey its historic significance, and it would continue to contribute to the historical significance of the South Park Historic District.

Cumulative Impact Assessment

The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would cause a substantial adverse change in the significance of any historic resources.

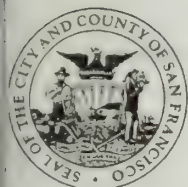
The proposed demolition must also be considered in the context of recent and foreseeable changes to the South Park and the South Park Historic District. Since the recognition of the park and district as historic resources, no features of the park have been removed and no contributing buildings to the district have been demolished. Furthermore, no further changes to the park or district are anticipated. For these reasons, the proposed project would not cause a significant adverse impact to the California Register-eligible individual resource or the South Park Historic District.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:  for
Tina Tam, Senior Preservation Planner

Date: 2/4/14

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.0392E
Project Title: 832 Sutter Street
Zoning: RC-4 (Residential-Commercial, High Density) District
80-A Height and Bulk District
Block/Lot: 0281/003
Lot Size: 4,660 square feet
Project Sponsor: John Kevlin — Reuben, Junius & Rose, LLP, (415) 567-9000
Representing Edward Duffy, (415) 548-5109
Staff Contact: Christopher Espiritu — (415) 575-9022
christopher.espiritu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes the construction of a 6-story, approximately 64-foot-high (68 feet with parapets), 20,509-gross-square-foot (GSF) mixed-use building with 20 dwelling units and approximately 407 square feet (sq ft) of ground-floor retail space. The building would include a mix of one- and two-bedroom units. The project site is currently a paved surface parking lot available to the public and contains approximately 17 parking spaces; the existing off-street parking lot would be demolished as part of the proposed project and off-street parking is not proposed. The project site is located in the Lower Nob Hill neighborhood, within the block bounded by Sutter Street to the south, Leavenworth Street to the west, Bush Street to the north, and Jones Street to the east. The project site is also located within the Lower Nob Hill Apartment Hotel District, which is an eligible National Register Historic District.

EXEMPT STATUS:

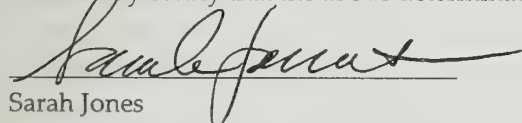
Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

REMARKS:

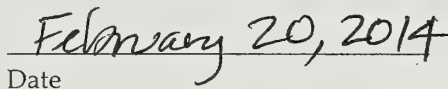
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Sarah Jones

Environmental Review Officer


Date

cc: John Kevlin, Project Sponsor
Kevin Guy, Current Planning
Distribution List

Supervisor David Chiu, District 3
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
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PROJECT DESCRIPTION (CONTINUED):**Project Approvals**

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization for construction of a building with a height above 40 feet in a residential zone.
- **Variance** (*Zoning Administrator*). The proposed project would not include off-street parking and would therefore require a variance from the residential parking requirement.
- **Site Permit** (*Department of Building Inspection*) (DBI). The proposed project would require approval from DBI for a site permit.

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. A joint hearing with the Planning Commission and the Zoning Administrator would be required for approval of the conditional use authorization and variance from the Planning Code. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

In-Fill Development. CEQA State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The proposed project is located within the Residential-Commercial, High Density (RC-4) zoning district and an 80-A Height and Bulk District in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would introduce a new use to the project site (residential use), but this use is a permitted use in the RC-4 zoning district. The proposed building would be 64 feet in height, plus a four-foot-high parapet extending above the roofline, which would be exempt from the height limit pursuant to *Planning Code* Section 260(b)(2)(A). Thus, the proposed building would comply with the 80-A Height and Bulk District. Thus, the proposed project is consistent with all *General Plan* designations and applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.11-acre (4,660 sq ft) project site is located within a fully developed area of San Francisco. The surrounding uses near the project site include residential, retail, and other commercial uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five (5) acres, completely surrounded by urban uses.

c) *The project site has no habitat for endangered, rare, or threatened species.*

The project site is within a developed urban area and occupied by a paved parking lot, with minimal landscaping, including hedges, ground cover, and street trees. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The project site is located on the north side of Sutter Street, on the block bounded by Leavenworth Street to the west, Bush Street to the north, and Jones Street to the east, and within the Downtown/Civic Center neighborhood. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (Transportation Guidelines), the Planning Department evaluates traffic conditions for the weekday PM peak period to determine the significance of an adverse environmental impact. Weekday PM peak hour conditions (between the hours of 4 PM to 6 PM) typically represent the worst-case conditions for the local transportation network. Using the Transportation Guidelines, the proposed project at 832 Sutter Street is anticipated to generate approximately 216 daily person trips and a total of 26 daily vehicle trips.¹ Table 1, below, shows the project's calculated daily and PM peak hour trip generation by mode split.

¹ *Transportation Impact Analysis Guidelines*, Transportation Calculations. This document is available for public review as part of Case File No. 2007.0392E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Table 1. Trip Generation and Parking/Loading Demand

Trip Generation Mode Split	Daily Trips	PM Peak Hour Trips
Auto	39	5
Transit	75	12
Walk	87	13
Other	15	2
Total	216	32
Vehicle Trips	26	4
Parking Demand	Short Term	Long Term
Parking Spaces	1	23
Loading Demand	Average Hour	Peak Hour
Loading Spaces	0.03	0.04
Source: <i>Transportation Impact Analysis Guidelines, Transportation Calculations.</i>		

As shown in Table 1, total PM peak hour person trips are estimated to be approximately 32 person trips for the proposed project. These trips would be distributed among various modes of transportation, including private automobile, carpools, public transit, walking, and other modes. Of the 32 PM peak-hour person-trips, 5 would be vehicle person-trips, 12 would be transit trips, 13 would be walking trips and 2 would be trips made via other modes of transportation such as bicycling, taxi, or motorcycle.

The approximately 5 PM peak-hour vehicle person-trips are not anticipated to substantially affect existing levels of service within the project vicinity. The additional vehicles added to the PM peak hour volumes would not have a discernible effect on traffic flow on the existing street network serving the project area. Traffic impacts associated with the proposed project during the PM peak hour would not be a significant increase relative to the existing capacity of the surrounding street system. As such, the proposed project would not result in a significant traffic impact.

Parking. Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

² San Francisco Planning Department. *Transit-Oriented Infill Project Eligibility Checklist for 832 Sutter Street*, February 19, 2014. This document is available for review as part of Case File No. 2007.0392E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The parking demand for the new residential and retail uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the demand for parking would be for 24 spaces. The proposed project would not provide any off-street spaces. Thus, the project would have an unmet parking demand of an estimated 24 spaces. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project site. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created.

Within the RC-4 use district, Planning Code Section 151 requires dwelling units to provide one off-street parking space for every four units, with up to 150 percent of the required number of spaces allowed with conditional use authorization. With the proposed 20 dwelling units, the proposed project would require at least five parking spaces. Since the proposed project includes no parking spaces, a variance from the Zoning Administrator would therefore be required. Additionally, the commercial parking requirement is only in effect when the occupied floor area exceeds 5,000 square feet; thus parking would not be required to serve the proposed 407 square feet of the proposed retail space.

It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought.

In summary, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. As described above, the proposed project would not cause a doubling in traffic volumes with the addition of 20 new dwelling units on the project site. The project's marginal increase to the existing traffic volumes would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the proposed new residential and retail uses would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project

property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact with respect to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.³

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Also, the proposed project would include a backup emergency generator. Emergency generators are regulated by the BAAQMD through its New Source Review (Regulation 2, Rule 5) permitting process. The project applicant would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. Although emergency generators are intended only to be used in periods of power outages, monthly testing of the generator would be required. The BAAQMD limit testing to no more than 50 hours per year. As part of the permitting process, the BAAQMD limits the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). Compliance with the BAAQMD permitting process would ensure that project-generated

³ Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

TAC emissions would not expose sensitive receptors to substantial air pollutant concentrations, and TAC emissions would be less than significant.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 18-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁴ which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project involves the construction of a new six-story mixed-use building on an existing surface parking lot. The proposed project would not involve 5,000 square feet or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply.

The project site is completely covered with impervious surfaces and natural groundwater flow would continue under and around the site. Construction of the proposed project would not increase impervious surface coverage on the site nor reduce infiltration and groundwater recharge. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Additionally, compliance with the Stormwater Management Ordinance will require the project to maintain or reduce the existing volume and rate of stormwater runoff at the site by retaining runoff onsite, promoting stormwater reuse, and limiting site discharges before entering the combined sewer collection system. Therefore, the proposed project would not substantially alter existing groundwater quality or surface flow conditions, and would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The

⁴ California Code of Regulations, Title 13, Division 3, § 2485.

proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. The project site is located mid-block on the north side of Sutter Street, between Jones Street and Leavenworth Street, and is within the Lower Nob Hill Apartment/Hotel National Historic District ("District"). The District is a largely intact, visually consistent, high-density residential area constructed during the two decades following the earthquake and fire of 1906. The District is generally characterized by three- to seven-story multi-unit residential apartment and hotel buildings constructed of brick and reinforced concrete, with few office conversions. The fairly homogenous Twentieth Century structures exhibit characteristics of the Neo-classical, Mission Revival, Colonial Revival, Renaissance and Beaux Arts movements.

The District retains much of its high level of integrity and visual continuity from its period of significance (1906-1925) due to very little construction of new buildings in the area. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and architectural rhythm along the immediate block. Generally the facades are clad in light-colored masonry materials, including terra cotta, brick, marble, and stucco, with ornamental accents of terra cotta, cast cement plaster, galvanized iron, and brick. Architectural elements typically include definitive bases through the use of different material and texture or water table; symmetrical or rhythmical facades through the use of fenestration; and termination of the height is highlighted by a heavily molded cornice of dentil molding or corbels.

Currently, the project site is a vacant lot used as a surface parking lot. Based on the Criteria of Significance for the California Register, the site is not eligible for inclusion on the Register, individually or as a contributor to a potential historic district. Because the project site is within the Lower Nob Hill Historic District, the Planning Department reviewed the proposed development to determine its compatibility with the surrounding District. On June 27, 2008, the Planning Department issued a Historic Resources Evaluation Response (HRER) for the project.⁵

A previous version of the project included a proposal to construct an 80-foot-tall, 8-story high building with 27 dwelling units and a ground floor commercial component. The 2008 HRER found the project to be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties (the Standards) and, therefore, to cause no substantial adverse change such that the significance of the District where the subject site is located would be materially impaired.

In 2013, a revised project was submitted to the Department for review which involved a project that is reduced in height and scale. Department staff reviewed the revised and scaled-down project and found

⁵ *Historic Resource Evaluation Response - 832 Sutter Street*, by Angela Heitter, June 27, 2008. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2007.0392E.

that it would continue to be consistent with the Standards and would cause no substantial adverse change such that the significance of the District would be materially impaired.⁶ Specifically, the height of the proposed building was reduced from 8-stories/80-feet to approximately 6-stories/64-feet and the number of dwelling units has been reduced from 27 units to 23 units with the breakdown of the unit types changing from 24 one-bedroom and 2 two-bedrooms to 19 one-bedroom and 2 two-bedrooms. The reduced scale of the building would make the project more consistent with the height range currently found in the vicinity, which consists of two- to nine-story buildings yet still reference the prevailing height range of the block and establishing the appropriate street wall height.

The design of the building has also been modified from the original proposal. While retaining the originally proposed rectangular form, the new design would still display a massing that is consistent with the flat, box-like massing of structures built to the property line that is prevalent in the District, continuing the street wall and building rhythms. Similar to the previous design, the contemporary design references a tripartite composition of a base, shaft and cornice line with a strong vertical expression. Furthermore, the ground floor design incorporates and references designs of historic storefronts by being configured with recessed entryways, glazed main bays, glazed transoms and a bulkhead element.

Department staff determined that the revised project is still consistent with the Standards and that the proposed project would not cause a substantial adverse change to the District. The proposed design is in keeping with the surrounding Lower Nob Hill Apartment/Historic Hotel District, and is not expected to result in any adverse effect on off-site historical resources, either individually or to the District as a whole. Therefore, the proposed project's impact on historic architectural resources would be less than significant.

Archeological Resources. Factors considered in determining the potential for encountering archeological resources include the location, depth, and amount of excavation proposed, as well as any existing information about known resources in the area. Development of the proposed project would require excavation to a depth of a maximum of four feet below ground surface (bgs) and removal of approximately less than 400 cubic yards of soil, for a mat foundation and installation of an elevator pit. Due to the proposed excavation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated July 1, 2008, Planning Department staff determined that there appear to be no CEQA-significant archeological deposits present at the project site.⁷ The excavation work has the potential to disturb soils; however, based on review of archeological documentation of the affected area, no CEQA-significant archeological resources are expected within

⁶ *Revision to the Project at 832 Sutter Street – Memorandum*, by Lily Yegazu, Preservation Planner, NE Quadrant, December 10, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2007.0392E.

⁷ *MEA Preliminary Archeological Review: Checklist for 832 Sutter Street Project*, Don Lewis/Randall Dean, Planning Department Staff Archeologist, July 1, 2008. A copy of this document is on file with the Planning Department at 1650 Mission Street, Suite 400 as part of the File No. 2007.0392E.

project-affected soils. Therefore, no environmental concerns involving cultural resources would be associated with the proposed project and the project would not result in a significant archeological resource impact.

Geologic and Seismic Hazards. Development of the proposed project would require excavation to a depth of a maximum of four feet below ground surface (bgs) and removal of approximately less than 400 cubic yards of soil, for a mat foundation and installation of an elevator pit. A geotechnical report was prepared for the proposed project by Earth Mechanics Consulting Engineers.⁸ The geotechnical investigation involved taking one test boring to a depth of 14 feet below ground surface (bgs).⁹ The boring showed that the site is covered in fill to a depth of about nine feet bgs, consisting of a loose to very loose mixture of sand and clay and brick debris. Below the fill material is a layer of native dune sand extending to a depth of at least 14 feet bgs. Groundwater is believed to be present at depth of about 25 feet bgs.¹⁰

The geotechnical report found low potential for fault rupture, lateral spreading, liquefaction, densification, or landsliding. Based on its San Francisco location, it is likely that the site would experience periodic minor earthquakes and potentially a major (moment magnitude [Mw] greater than 7.1 characteristic) earthquake on one or more of the nearby faults during the life of the proposed development. The closest mapped active fault to the project site is the San Andreas Fault located approximately 10 kilometers to the west. The Working Group for California Earthquake Probabilities estimates a 62 percent probability of an earthquake of Mw 6.7 or greater occurring on one of the major faults in the Bay Area by 2031.¹¹

The project site is not within an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no known fault or potentially active fault exists on the site. In a seismically active area, such as the San Francisco Bay Area, the possibility exists for future faulting in areas where no faults previously existed. The geotechnical investigation conducted for the project site found no evidence of active faulting on the site and concludes that the risk of surface faulting is low.

In addition, the geotechnical investigation examined underlying soils of the project site and concluded that the project site is suitable for the construction of the proposed project. However, during an earthquake at any of the major area faults mentioned above, the project site would experience very strong

⁸ *Geotechnical Investigation, Planned Development at 832 Sutter Street*, by Earth Mechanics Consulting Engineers, San Francisco, California, June 4, 2007. This report is on available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2007.0392E.

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ Earthquake probabilities were analyzed by the Working Group for California Earthquake Probabilities, a group assembled by the U.S. Geological Survey, Earthquake Hazards Program. Its analysis is available online for review at <http://quake.usgs.gov/research/seismology/wg02/>.

ground shaking. Strong ground shaking during an earthquake can result in ground failure associated with soil liquefaction,¹² lateral spreading,¹³ cyclic densification, or differential compaction.¹⁴

The project site is not located within an area defined by the Seismic Hazards Zone as delineated by the California Division of Mines and Geology as historically or potentially subject to liquefaction.¹⁵ The geotechnical investigation determined the soils encountered during the borings are not subject to liquefaction. Therefore, it was concluded that there is low potential for liquefaction at the project site. Lateral spreading of lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes. Because the site has a low potential for liquefaction, it was concluded that the potential for lateral spreading also is low.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation design and whether additional background studies are required would be considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide for the security and stability of adjoining properties as well as the subject property during construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code. Any changes incorporated into the foundation design required to meet the Building Code standards that are identified as a result of the DBI review process would constitute minor modifications of the project and would not require additional environmental analysis. In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Wind. The project site, which is currently occupied by a surface parking lot, is located on the north side of Sutter Street between Leavenworth and Jones Streets. Buildings in the immediate project vicinity range from about 20 to 90 feet in height, with the predominant height range along Sutter Street on the project block being between approximately 60 to 70 feet. The proposed height of the building is 64 feet (68 feet with parapets), is comparable to the scale of surrounding buildings on the project block. The proposed building, therefore, not be expected to create new significant wind accelerations at street level.

¹² Liquefaction is a phenomenon in which saturated, cohesionless soil experiences a temporary loss of strength due to the buildup of excess pore water pressure, especially during cyclic loading such as that induced by earthquakes. Soil most susceptible to liquefaction is loose, clean, saturated, uniformly graded, fine-grained sand and silt of low plasticity that is relatively free of clay.

¹³ Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

¹⁴ Soil compaction, or cyclic densification, is a phenomenon in which non-saturated, cohesionless soil is densified by earthquake vibrations, causing settlement.

¹⁵ CDMG, 2000, State of California Seismic Hazards Zones, City and County of San Francisco, California Division of Mines and Geology. Available at <http://www.conservation.ca.gov/cgs/shzp/Pages/Index.aspx>, Accessed July 1, 2012.

Ground-level wind accelerations near buildings are largely determined by three factors: exposure, massing, and orientation. Exposure is a measure of a building's extension above surrounding structures and into the wind stream. A building that is surrounded by structures of similar heights is not likely to cause adverse wind accelerations at ground level. Building massing and orientation also determine how much wind is intercepted by a structure, a factor that determines wind acceleration. Prevailing winds in San Francisco generally come from the west at the Pacific Ocean. The topography west of the project site slopes downward laterally to the west. This topography, along with the existing buildings west of the project site, serves to shelter the project site somewhat from prevailing winds. Therefore, the proposed building's location uphill and directly east of several buildings of comparable or greater height would create a sheltering effect that is not likely to cause adverse wind accelerations at ground level.

Based on the height, massing, and orientation of the proposed building, it would not have the potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the site. Therefore, the proposed project would result in a less-than-significant wind impact.

Shadow. The proposed project would include the construction of a new mixed-use building at 64 feet in height (68 feet with parapets). Section 295 of the *Planning Code* was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the Planning Commission finds the impact to be insignificant. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department.¹⁶

The analysis concluded that the proposed project would not cast new shadows on any properties subject to Section 295, including the Collis P. Huntington Park (approximately five blocks northeast of the project site), the Sergeant John Macaulay Park (approximately six blocks southwest of the project site), and nearby public open space such as the Tenderloin Children's Recreation Center (approximately four blocks southwest of the project site), Alfred E. Boeddeker Park (approximately five blocks southeast of the project site), and Union Square Park (approximately six blocks southeast of the project site). Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

¹⁶ 832 Sutter Street Shadow Analysis by Kevin Guy, San Francisco Planning Department, July 25, 2008. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case No. 2007.0392E.

Hazards and Hazardous Materials. The proposed project would construct a new, six-story, building on a lot currently used as a surface parking lot. In addition, the project would require excavation of approximately four feet below ground surface on a site that was determined to have soils with detectable levels of total recoverable petroleum hydrocarbons (TRPH) and lead levels that were below the total threshold limit concentrations (TTLIC). The project site would have potential subsurface chemical contamination, and would therefore be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I ESA has been prepared to assess the potential for site contamination.¹⁷ Although the Phase I ESA did not identify any recognized environmental conditions at the project site, the known presence of contaminated fill materials to be within areas of the City that burned following the 1906 earthquake represents an environmental concern, according to the staff of the DPH's Environmental Health Services-Hazardous Waste Unit (EHS-HWU) unit. Therefore, the EHS-HWU requested that the project sponsor conduct soil borings, collect samples, and have the samples analyzed for the presence of hazardous materials. Hydrocarbons and volatile organic compounds found to be present were at concentrations or depths generally not considered to be of an environmental concern.¹⁸ Arsenic was found to be at levels below those that are commonly naturally occurring, but still in excess of concentrations recommended by Regional Water Quality Control Board's (RWQCB) Environmental Screening Levels (ESLs) for residential soils. Lead levels were low enough that the soils would not be categorized as hazardous waste.

The proposed project would be required to submit a SMP to remediate potential soil contamination described above in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or environment from contaminated soil and the proposed project would result in a less than significant impact.

¹⁷ *Phase I Environmental Site Assessment (Phase I ESA) for 832 Sutter Street, San Francisco, California* by John Carver, January 31, 2007. This report is available for public review at the Planning Department as part of Case File No. 2007.0392E, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

¹⁸ *Subsurface Investigation, 832 Sutter Street, San Francisco, EHS-HWU Case Number: 735* by Rajiv Bhatia, MD, MPH, April 2 2010. This report is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2007.0392E.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on July 14, 2008, and again January 11, 2009, to the owners of properties within 300 feet of the project site, occupants of buildings on and immediately adjacent to the project site, and to interested parties. Overall concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into this Certificate of Determination as appropriate for CEQA analysis. Department Staff received several responses to the notice from residents and property owners from nearby parcels. Respondents requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Specific comments were received regarding physical environmental effects of the proposed project such as (1) building height and potential shadows, (2) lack of parking, (3) potential impact to surrounding historic resources, (4) temporary dust and inconveniences associated with the building's construction phase, and (5) potential damage to the structural integrity of surrounding buildings due to project construction. These issues are addressed in the discussion of potential environmental effects to Parking (p.4), Air Quality (p.7), Historic Resources (p. 9), Geologic and Seismic Hazards (p.11), and Shadow (p.13) within this Determination.

Concerns were raised regarding the potential for piecemealing of consecutive projects or "segmentation" of the CEQA analysis owing to the adjacent parking garage having the same owner as the project parcel. However, as of the preparation of this Determination, there is no foreseeable development project proposed for the adjacent parcel at 840 Sutter Street (Assessor's Block 0281/Lot 004). Also, the project sponsor has indicated that there are currently no plans to develop the adjacent parcel. Thus, issues regarding the development of the adjacent parcel would not constitute as "segmentation" because the parcel would not be foreseeably developed.

Other comments related to the merits of the project were raised, however, comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Certificate of Determination.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 10, 2013
TO: Case No. 2007.0392E File
FROM: Lily Yegazu, Preservation Planner, NE Quadrant
RE: Revision to Project at 832 Sutter Street

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6377

On June 27, 2008, the Planning Department (Department) issued a Historic Resources Evaluation Report for the project at 832 Sutter Street under Case No. 2007.0392E. As the subject property is currently vacant, it is not included on any historic surveys and is not individually included on the National or the California Registers. However, the parcel is located within the Lower Nob Hill Apartment/Hotel National Register District. The subject property is also located within an RC-4 (High Density Residential-Commercial) Zoning District and an 80-A Height and Bulk district.

The previous version of the project included a proposal to construct an 80-foot-tall, 8-story high building with 27 dwelling units and a ground floor commercial component. A Historic Resources Evaluation Report was issued on June 27, 2008 as the project was found to be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and, therefore, to cause no substantial adverse change such that the significance of the District where the subject site is located would be materially impaired. A revised project was submitted to the Department for review under the same case number (Case No. 2007.0392E) that involves a project that is reduced in height and scale.

The 4,660 square feet project site is currently vacant and is utilized as a surface parking lot. The currently proposed project entails the construction of a 6-story, approximately 64-foot high mixed use building. As previously proposed, the ground level will consist of a residential lobby area, a 407 square feet commercial tenant space centrally located and directly accessible from Sutter Street, a two-bedroom dwelling unit located in the rear half of the building facing the rear yard, as well as a laundry, trash and mechanical/electrical rooms. The upper five levels will be occupied by 19 dwelling units comprised of 18 one-bedroom units and a two-bedroom unit. The project does not provide onsite vehicular parking spaces and 10 bicycle parking spaces are provided on the ground floor. The proposed structure will be constructed on a mat slab with no subterranean level. The project also provides 1,165 square feet of at grade common open space within the rear yard area.

Department staff has reviewed the revised and scaled down project and found that it will continue to be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and will cause no substantial adverse change such that the significance of the District would be materially impaired. Specifically, the height of the proposed building was reduced from 8-stories/80-feet to 6-stories/65-feet and the number of dwelling units has been reduced from 27 units to 23 units with the breakdown of the unit types changing from 24 one-bedroom and 2 two-bedrooms to 19 one-bedroom and

2 two-bedrooms. The reduced scale of the building would make the project more consistent with the height range currently found in the vicinity, which consists of two- to nine-story buildings yet still reference the prevailing height range of the block and establishing the appropriate street wall height.

The design of the building has also been modified from the original proposal. While retaining the originally proposed rectangular form, the new design will still display a massing that is consistent with the flat, box-like massing of structures built to the property line that is prevalent in the District, continuing the street wall and building rhythms. Similar to the previous design, the contemporary design references a tripartite composition of a base, shaft and cornice line with a strong vertical expression. Furthermore, the ground floor design incorporates and references designs of historic storefronts by being configured with recessed entryways, glazed main bays, glazed transoms and a bulkhead element.

Department staff finds that the revised project is still consistent with the Secretary of Interior Standards and that the proposed project will not cause a substantial adverse change to the District.

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeremy Battis
Project Address: 832 Sutter Street
Block/Lot: 0281/003
Case No.: 2007.0392E
Date of Review: June 27, 2008
Planning Dept. Reviewer: Angela Heitter
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PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposal is to construct, on a vacant lot currently used as a surface parking lot, an 80-foot-tall, eight-story building of 27 new dwelling units with ground floor retail. The building would contain approximately a total of 25,520 gross square feet (gsf), with 27 dwelling units comprising 18,665 gsf; 1,176 gsf of ground floor commercial space; and 5,669 gsf of mechanical, circulations, and service space. The building will be constructed on a mat slab; no sub-grade levels. The ground level will consist of the residential lobby and elevator lobby, commercial space, egress passages, and one one-bedroom dwelling unit. Uses above the first level would be entirely residential, with 24 one-bedroom units and two two-bedroom units. The proposed project would include approximately 2,942 square feet of common useable open space in the form of a roof deck above the eighth level of the building and approximately 1,160 square feet of private open space in the rear yard.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is vacant, thus is not included on any historic surveys, and is not individually included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located mid-block on the north side of Sutter Street, between Jones Street and Leavenworth Street, within the Lower Nob Hill Apartment/Hotel National Register District. The subject property is within an RC-4 (High Density Residential-Commercial) zoning district and a 130-E height and bulk district.

The Lower Nob Hill Apartment/Hotel District is located in downtown on the south slope of Nob Hill, adjoining the Tenderloin residential area to the south, the Nob Hill residential area to the north, the Polk-Van Ness commercial corridor to the west, and on the east by the financial, retail and club district. The district contains a homogenous collection of early Twentieth Century structures with two- or three-part vertical compositions and ornamentation derived from Classical, Mission, Renaissance, Colonial Revival, and Beaux Arts sources. The immediate context is a mixture of residential hotels, apartments, and a

vehicular garage primarily constructed during 1909-1925. Visual continuity is mixed in terms of style, however, there is a strong pattern of massing and architectural rhythm along the immediate block. Heights of both historic and non-historic buildings within the district range from about 2 to 16 stories, and the prevailing historic height in context to 832 Sutter Street is 2 to 9 stories. Generally the facades are clad in light-colored masonry materials, including terra cotta, brick, marble, and stucco, with ornamental accents of terra cotta, cast cement plaster, galvanized iron, and brick.

Architectural elements typically include definitive bases through the use of different material and texture or water table; symmetrical or rhythmical facades through the use of fenestration; and termination of the height is highlighted by a heavily molded cornice of dentil molding or corbels. The façade at street level is mainly devoted to residential use with infrequent garage entrances. Where there is commercial use, it consumes only a small portion of the ground level. The facades are, for the large part, flat with no undulating recesses; rather interest is added through punctuated window openings and shallow bay windows. Larger buildings that make up more than 60 feet of street frontage may divide the building with a significantly recessed courtyard or light well above the ground level. Balconies are not a typical feature of the street-facing façade, though historic fire escapes are a prominent element of facades.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Based on the criteria, a vacant lot or surface parking lot is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

A vacant lot or surface parking lot lacks historic integrity and does not contribute to a District. However, the location of the subject property is within the boundaries of the Lower Nob Hill Apartment/Hotel District, which retains much of its high level of integrity and visual continuity from its period of significance (1906-1925) due to very little construction of new buildings.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed building will not have an adverse effect on the Lower Nob Hill Apartment/Hotel Historic District. The overall compatibility of the proposed building represents compatible materials, features, height, scale, proportion, and massing found in the District.

At a height of 80 feet (8 stories), the proposed building is visibly consistent with the height range currently found in the vicinity, which consists of two- to nine-story buildings, the tallest being on the same block face at 880 Sutter Street (Karnham Apartments, 1926). The proposed project references the prevailing height range of the block and establishes the appropriate street wall height.

The massing of the proposed building is consistent with the flat, box-like masses built to the property line found in the District. There is a continuity of the street wall and building rhythms in the proposed design. The proportions, while contemporary in form, reflect a tripartite composition of a

base, shaft, and cornice line. The strong vertical expressions, which are also found historically at 860 Sutter Street (Reich Hotel, 1913) and 866-872 Sutter Street (1911), are balanced through horizontal spandrel glass and horizontal rows of frosted glazing.

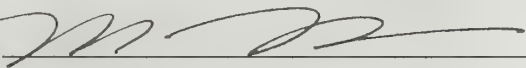
The proposed project reflects the traditional pattern of the district consisting of small- to medium-scaled buildings with symmetrical facades, bays of similar widths, fenestration rhythms of little variation, and incorporation of a base element the entire length of the street that encompasses storefronts and residential entrances to maintain the pedestrian scale.

The predominant building façade materials for this district is light-colored brick, stucco, terra cotta or stone, with ornamental accents of terra cotta, cast cement plaster, galvanized iron, and brick. The materials of the proposed building is a mix of pre-cast concrete, pre-finished metal panels, cast cement plaster, pre-finished aluminum-framed windows and doors, each of muted light colors. Detailing and ornamentation of a similar shape and placement can be used without directly copying historical elements, yet still is contemporary. The new structure incorporates a cornice line with a 42-inch solid parapet and rusticated vertical elements the length of the shaft, which then extend into the cornice which emulates cornice dentals, brackets or cresting. These details are found to relate to 860 Sutter Street (Reich Hotel, 1913), 866-872 Sutter Street (1911), 817-831 Sutter Street (Commodore Hotel, 1924), and 845 Sutter Street (Buckingham Apartments, 1911), but used a modern vernacular instead of that of the original model.

The proposed new construction maintains its essential character of the Lower Nob Hill Apartment/Hotel Historic District by relating to the prevailing height, mass, proportions, rhythm, materials and composition of existing Significant and Contributory Buildings.

PRESERVATION COORDINATOR REVIEW

Signature: _____



Mark Luellen, *Preservation Coordinator*

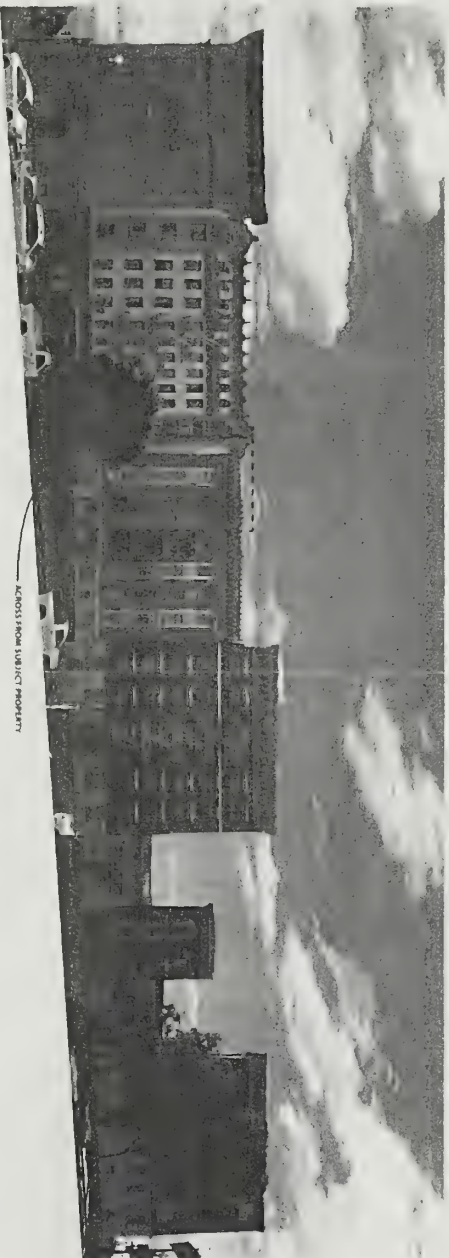
Date: _____

6-27-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Kevin Guy / Neighborhood Planning- Northeast Quadrant



**SAN FRANCISCO
PLANNING DEPARTMENT**



ACROSS FROM SUBJECT PROPERTY



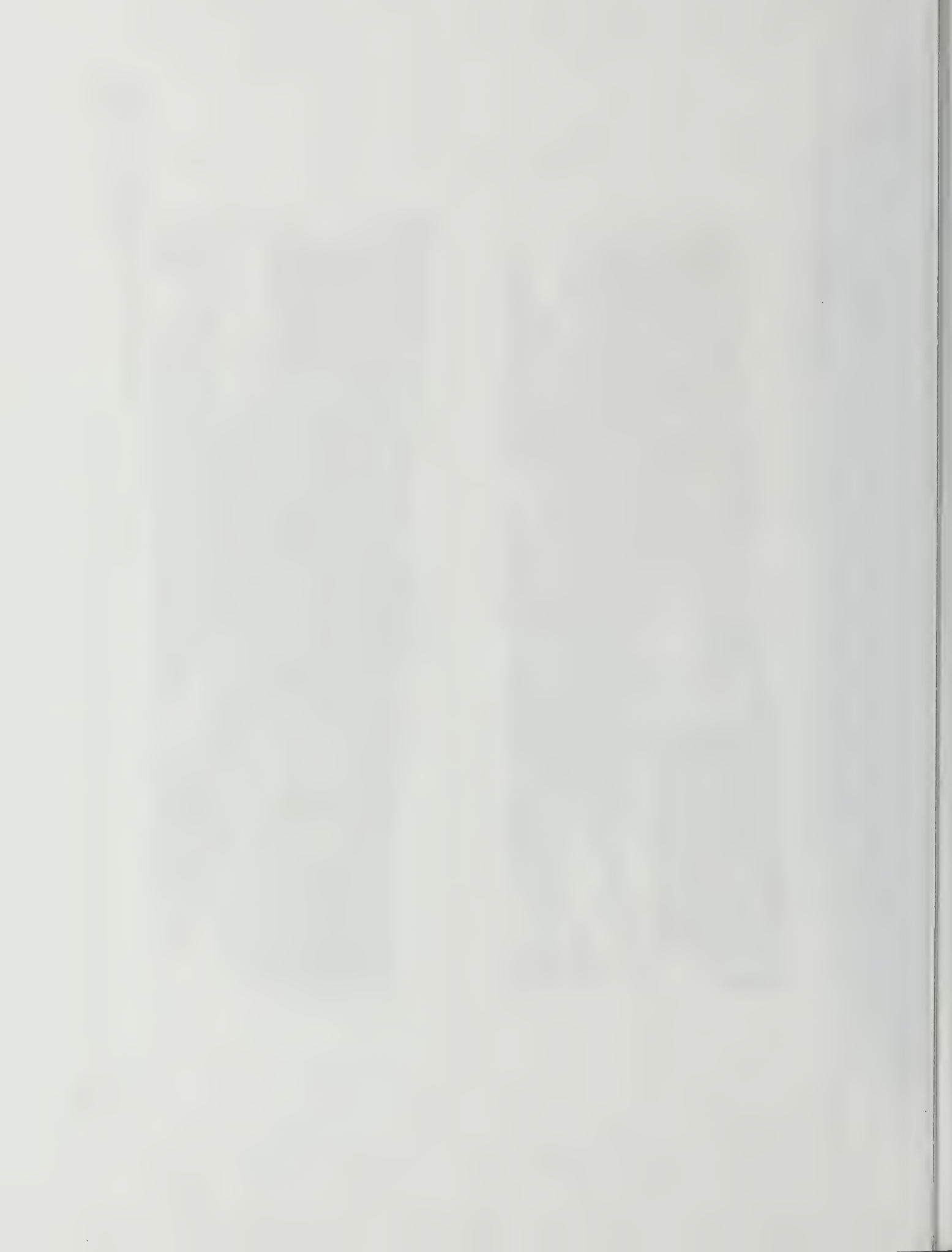
SUBJECT PROPERTY



N

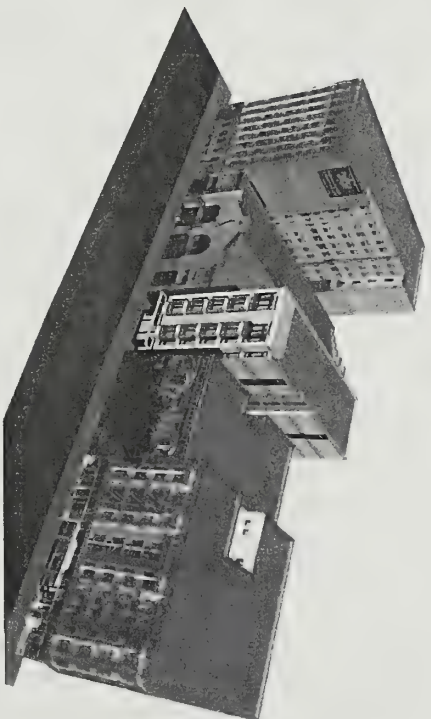
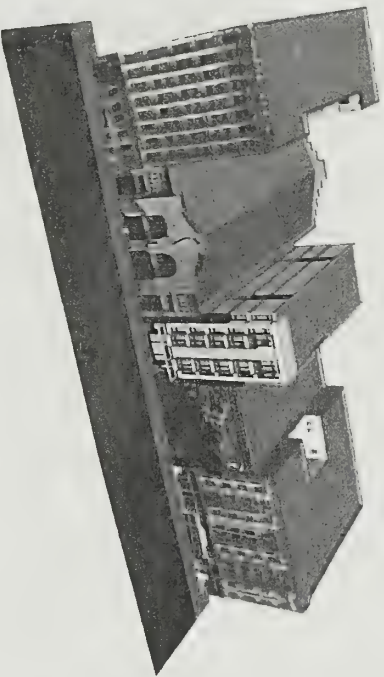
Source: Ian Birchall & Associates, 2013

Not to Scale





**SAN FRANCISCO
PLANNING DEPARTMENT**



Northwest View

North View

North View

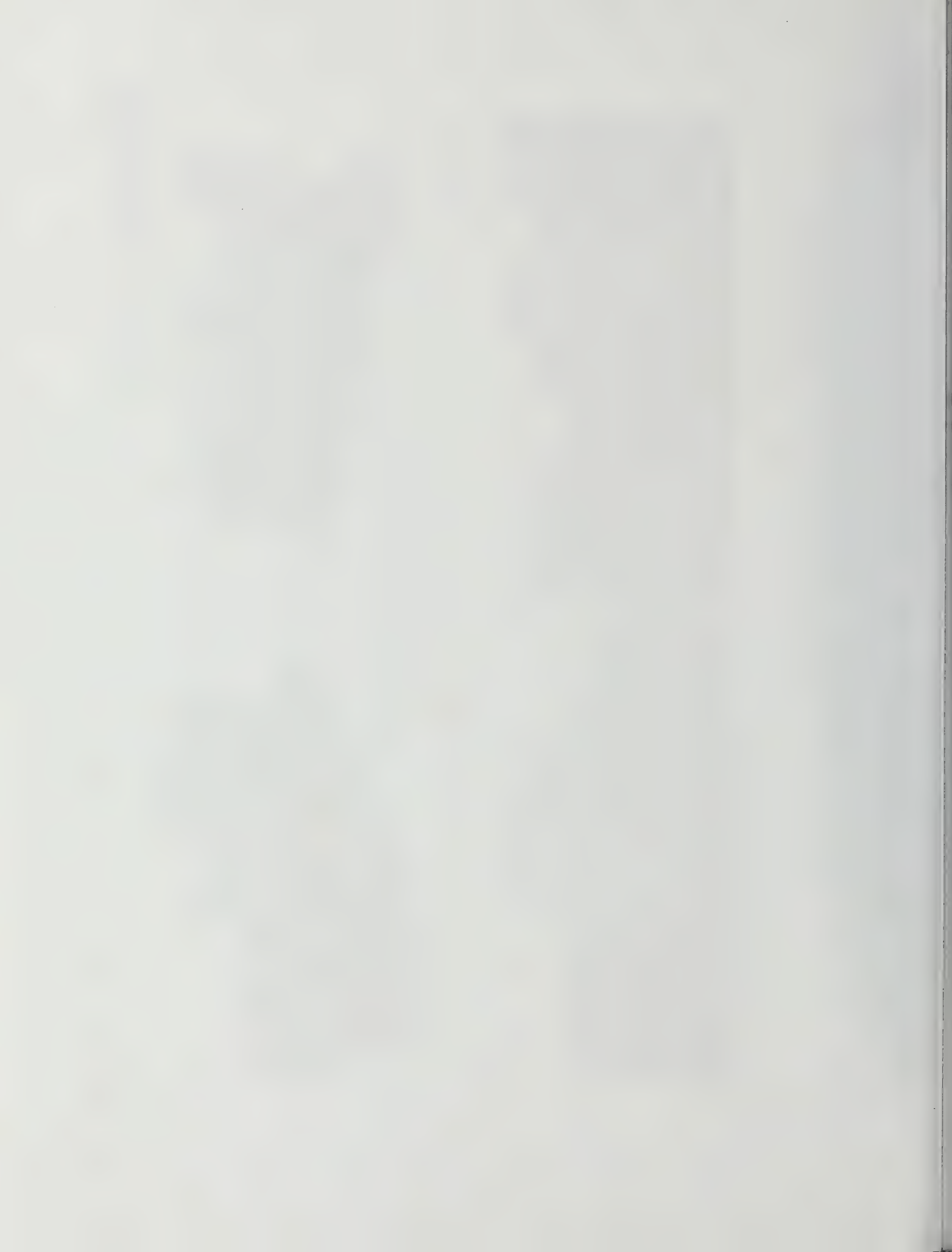


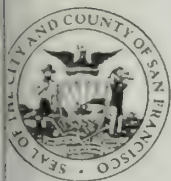
Southwest View



Source: Ian Birchall & Associates, 2013

Not to Scale





SAN FRANCISCO PLANNING DEPARTMENT

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FEB 28 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1432 Grove St		1183/012	
Case No.	Permit No.	Plans Dated	
2014.0272E		1/30/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovate front and side facades visible from public right-of-way; new bay window; alter existing windows at lower level; replace wood siding with plaster.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

Digitally signed by Jean Poling
DN: cn=Jean Poling, o=San Francisco Planning Department
Reason: I am the signer of this document.
Date: 2013.09.15 15:00:00 -0700

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR form dated 2/20/2014</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Gretchen A. Hilgard 2/21/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen Hilgard</i>	Signature or Stamp: Gretchen A. Hilgard 2/21/2014
	Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/20/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1432 Grove Street	
Block/Lot:	Cross Streets:	
1183/012	Broderick	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0272E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/30/2014
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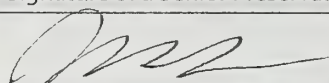
PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Troy Kashanipour (dated January 7, 2014)	
Proposal is to renovate the front building facade facing Grove Street and improvements to the east and west facades. Work includes adding a new bay window and window replacement.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: According to the Supplemental Information Form for Historic Resource Determination prepared by Troy Kashanipour (dated January 7, 2014), the subject property at 1432 Grove Street contains a two-story, wood frame, single-family building constructed in 1884 in a Victorian-era style and substantially altered in 1967. Documented and permitted alterations to the property include: construction of a storage room at the rear (1952), extension of the front of the building by 4 feet, new staircase and windows (1967), re-roofing (2002), walkway repair and minor shoring of the side of the building (2004), application of replacement shingles at the backyard shed (2005). The subject property originally would have appeared as a typical Victorian-era single-family property and its defining architectural features were stripped and/or covered in 1967 when the front addition was constructed. The building is no longer recognizable as a Victorian-era dwelling and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The subject property is not located within the boundaries of any known historic districts. The subject block exhibits a broad mix of residential, institutional and commercial properties with varying degrees of integrity. The majority of the buildings were constructed in the late 19th century and early 20th century and many of the older buildings no longer retain integrity. A few fully expressed Victorian-era residences with high integrity are present, but are interspersed with recent construction. Overall, the area lacks cohesion and does not appear to contain a historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/21/14



1432 GROVE



SAN FRANCISCO PLANNING DEPARTMENT

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FEB 28 2014

CEQA Categorical Exemption Determination

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PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
577 Alvarado St		3624/033	
Case No.	Permit No.	Plans Dated	
2014.0191E		1/21/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add garage and one-story 170 sf horizontal rear addition with deck above to 3,795 sf single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Lot slope <20%. Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, email=jean.poling@sfdph.org Reason: I am the signer of this document. Date: 2013.03.14 11:13:23 -0800	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR Form dated 2/19/2014.</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): <i>Gretchen A. Hilyard 2/21/2014</i>	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: <i>Gretchen Hilyard</i>	Signature or Stamp:
Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<i>Gretchen A. Hilyard</i> <i>2/21/2014</i>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/19/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	577 Alvarado Street	
Block/Lot:	Cross Streets:	
3624/033	Castro	
CEQA Category:	Art. 10/11:	BPA/Case No.:
II	n/a	2014.0191E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/21/2014
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Grant Lee (dated 1/21/2014)	
Proposal is to add a new garage and curb cut and construction of a rear horizontal addition at the ground floor.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

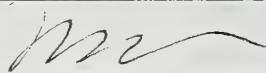
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Grant Lee (dated January 21, 2014) and information found in the Planning Department archives, the subject property at 577 Alvarado Street contains a two-story-over-basement wood frame multi-family residence that has been stripped of its period detailing. The building was originally constructed in ca. 1890 as a single-family residence and was converted to two units in 1963. Permit records and visual observation indicate that the subject property underwent the following alterations over time: recladding the primary façade with aluminum siding and permastone at the base (unknown date), replacement of the entry stairs and railing (unknown date), reroofing (1990), dryrot repair (1994) and installation of vinyl siding at the rear (1990).

The subject property is a stripped example of a Victorian-era residence with low historic integrity. Few historic architectural features remain and are limited to original wood-sash windows, wood paneled entry door, and some cornice detailing. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any listed historic districts. A portion of the subject block contains a cohesive grouping of Victorian-era single-family residences constructed in the early 1890s to early 1900s. These buildings have been identified through reconnaissance-level survey evaluation as an eligible historic district under California Register Criterion 3. However, the subject property and its immediate neighbors have been stripped of their period detailing and are located outside the boundaries of this eligible historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/21/14

Photographs of Subject Property



Primary Facade



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 28 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4469 23rd Street		2807/030	
Case No.	Permit No.	Plans Dated	
2013.1710E		11/12/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add 620 sft 2nd floor to existing one floor over basement house. Remodel 1st floor interior living space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira REPORT TO THE BOARD OF SUPERVISORS 2013-11-21 1:07:11 PM San Francisco Planning Department 1001 Market Street, Suite 1000 San Francisco, CA 94102-4000 Phone: (415) 376-2000 Fax: (415) 376-2001 Email: info@sfplanning.org The slope does not exceed 20%. Per GIS database, Historic is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 2/21/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

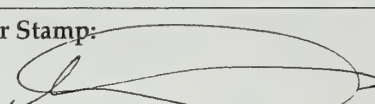
Preservation Planner Signature:



A. Kirby 2/21/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby	Signature or Stamp:  2.21.2014
	Project Approval Action: Select One BPA *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

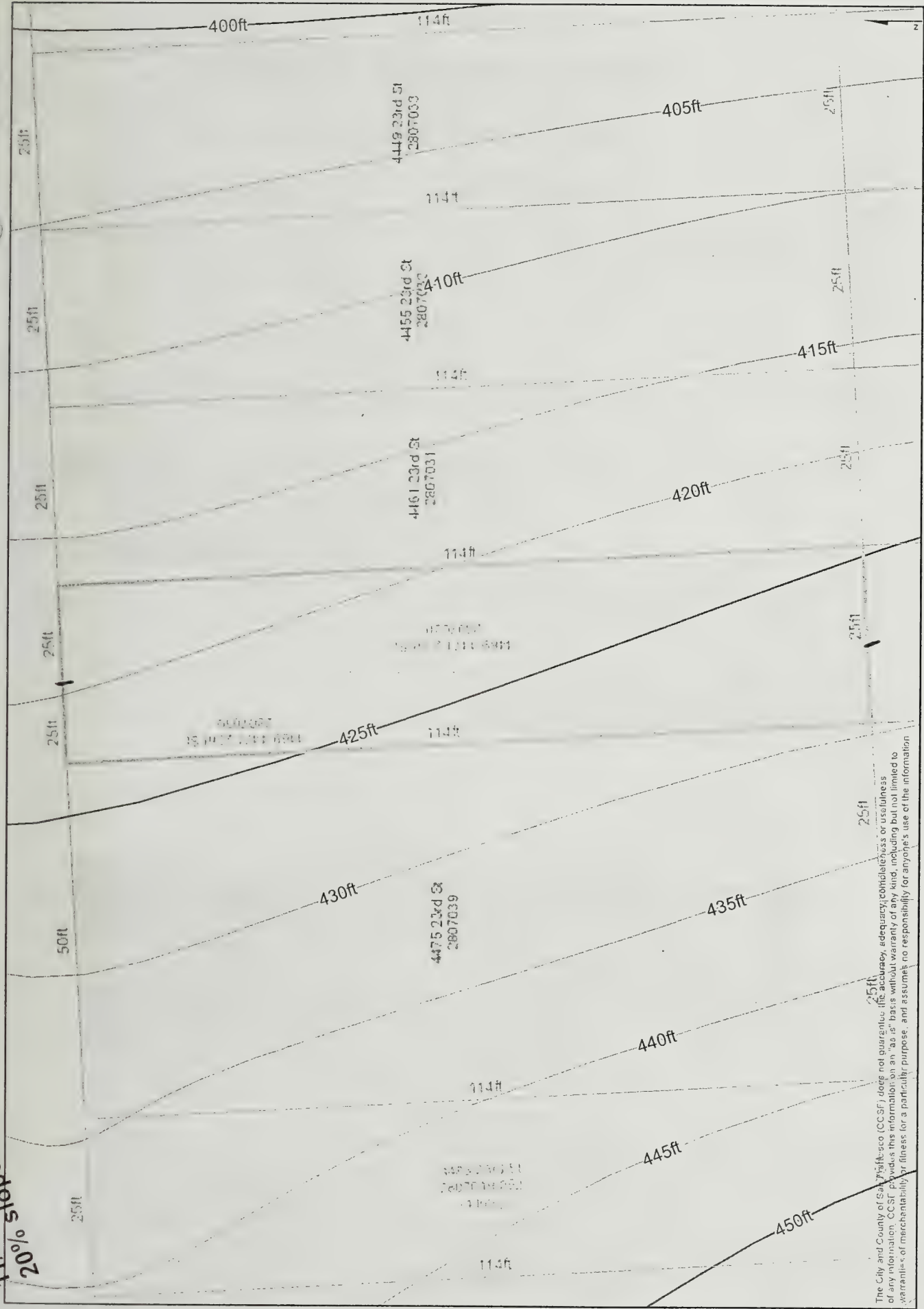
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

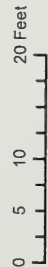
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

440-
11/21/13
20% slope area



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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San Francisco,
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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 2/21/2014	Date of Form Completion 2/21/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	4469 23rd Street	
Block/Lot:	Cross Streets:	
2807/030	Grandview Avenue and Hoffman Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013. 1710E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/12/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting, September, 2013.	
The proposal is to construct a vertical addition at the rear, a horizontal addition at the front and a full renovation of the primary facade.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

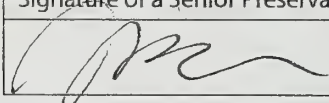
PRESERVATION TEAM COMMENTS:

4469 23rd Street was constructed by an unknown builder or architect circa 1906, according to the Assessor's records. The actual date of construction is unknown, as there is no original permit or water records. However, the property was first occupied by John and Maria Rivas who purchased it from the Weissbein Brothers, prominent real estate entrepreneurs of the time, possibly indicating the completion date of the existing property. The Rivas' owned the property through 1937, and it remained a working-class residence the much of its history.

The subject property is a one-story-over-garage, wood frame, single-family residence located on the south side of 23rd Street in the Noe Valley neighborhood. The building features wood shingle cladding at the primary facade, a gable roof on the west wing of the house and a flat roof with a red clay tile parapet on the east wing. Because of the wood shingles, addition of the red clay tile roof, non-historic windows and garage, the building appears to retain little, if any, integrity.

Based on historic research conducted by Tim Kelley Consulting and preservation planning staff, 4469 23rd Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 4469 23rd Street is not associated with any historic trends or events in the area or at the subject property; none of the owners appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value.

Staff requested that the consultant conduct a survey of the immediate area surrounding the subject building to determine if a potential historic district was present on the subject block. The report states that the eclectic periods of construction would signify that the block lacks cohesion as a district. However, a row of six worker's cottages constructed between 1890 and 1915 with high integrity is located to the immediate east of the subject building that may be a potential district or portion thereof. The subject building exists outside of this row and would not be associated as a contributor or non-contributor. Overall, 4469 23rd Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/21/14





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PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 846 - 848 North Point	BLOCK/LOT(S) 0025/028
--	--------------------------

CASE NO. 2013.0788E	PERMIT NO.	PLANS DATED 1/24/14
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☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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Slope = or > 20%: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Landslide Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Liquefaction Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

STEP 4 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial

1. Change of Use and New Construction (tenant improvements not included).
2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.
4. Window replacement that meets the Department's Window Replacement Standards (does not include storefront window alterations).
5. Garage work, specifically, a new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of garage door in an existing opening.
6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.
7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.
8. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin: Dormer Windows.
9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 5

MP 06/13/11
per GIS database
that Pres is in
only CEQA
resource listed
requires
additional
review

NOTE:

Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
2. Interior alterations to publicly-accessible spaces.
3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

- 4V 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify: per HRER Part II dated 2/10/2014

- * 9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

AV
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- ☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

- ☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

STOP!

Must file *Environmental Evaluation Application*.

Date

2/24/14



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date November 12, 2013
Case No.: 2013.0788E
Project Address: 846 – 848 North Point Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0025/028

Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the north side of North Point Street between Larkin and Hyde streets in the Russian Hill neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. 846 - 848 North Point Street was designed in the Georgian Revival Style by architect John A. Porporato for M. J. Fontana in 1905 as one of four row houses. Originally designed as a two-story, two-flat residence, this rectangular-plan, wood-clad building now has a penthouse addition that rises above the hipped-roof. The hipped-roof features dentil molding and a projecting cornice. The primary entrances are accessed through an arched entrance flanked by pilasters and a metal gate secures the wood-paneled vestibule featuring egg and dart molding. Fenestration on the façade is one-over-one, double-hung modern windows with pilasters and window hoods with dentil molding or decorative wood surrounds. The adjacent building to the right mirrors the subject building and the two buildings share a downward sloping driveway. Alterations to the subject property consisted of the third-story addition, replacement of the original windows, replacement of the front stairs, addition of a metal gate, addition of a garage in the rear, and addition of new windows.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state, or national registries. The building was surveyed during the Northern Waterfront Study Historic Building Survey (survey forms on file at the Planning Department). The survey considered the subject building along with the adjacent three buildings, located at 834-48 North Point Street, to be a possible candidate for a city landmark. However, the survey findings were never official adopted nor were the group of buildings landmarked. Therefore, the building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1905).

Neighborhood Context and Description

The subject property stands in the Russian Hill neighborhood, one block east of Ghirardelli Square and south of the Aquatic Park Historic District, San Francisco Maritime National Historic Park and the Bay. The area contains a mix of residential, commercial, industrial and maritime buildings with a range of types and styles dating from the late 19th century to the present. The subject block contains primarily two- to four-story residential buildings designed in Victorian, Georgian Revival, Tudor Revival, Mediterranean Revival, and Mid-century modern styles.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: 1905 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information for Historic Resource Determination (Supplemental) form prepared for the subject property, information found in Planning Department records, and additional research by Planning staff, the Department finds that the subject building is not individually eligible for inclusion on the California Register but does contribute to an eligible historic district. This district would include the subject property and the adjacent three row houses. Designed by architect John A. Porporato for M.J. Fontana, the buildings at 834-48 North Point Street are a cohesive collection of architecturally significant, Georgian Revival-style buildings dating to the pre-earthquake 1900s. The period of significance is 1905. The group of buildings is given one of the higher rating (49) in the Northern Waterfront Study Historic Building Survey and appears to be one of the more significant residential complexes in the study area.

Although there have been some modifications to the subject property and the other three contributors, such as vertical additions, all the buildings retain the majority of the features that illustrate their style in terms of massing, spatial relationships, proportion, pattern of windows and doors, and texture of materials. Therefore, the subject property contributes to this historic district. However, due to these modifications landmark status, as considered in the Northern Waterfront Study Historic Building Survey, does not seem appropriate for this district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any historically significant events either directly linked to the subject building or to the immediate group of nearby buildings. Constructed in 1905, the subject property is associated with the early 20th century development of the neighborhood but it did not make a significant contribution to the founding or the development pattern of the neighborhood. Therefore, Staff finds that neither the subject property nor the district is eligible for inclusion on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based on the information provided in the Supplemental form, the original property owner was Mark J. Fontana, a prominent San Franciscan. Fontana immigrated to the United State from Italy as a child and moved to California when he was 18. He founded the canning company M. J. Fontana & Co., served as a Supervisor under the Phelan administration, and was director of the California Wine Association and the Italian-American Bank. While Fontana might be an important person in San Francisco's history, the subject property and the adjacent buildings do not appear to be significant based on this association. Based on the Supplemental form, Fontana never resided at the subject property and none of the four buildings on North Point Street appear to be associated with Fontana's significant accomplishments. Therefore, neither the subject property nor the district is eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1905, the architect for the subject property was John A. Porporato, a local San Francisco architect of Italian heritage, who often worked for Italian community. Porporato started his own practice in 1899 and continued working until the 1960s. He designed commercial, residential and institutional buildings in San Francisco and the surrounding Bay Area often working for the Italian-American community. Porporato's main contribution to San Francisco's architectural history was his role in the 1934 completion of the St. Peter and Paul Church on Filbert Street and his post-earthquake Romeo flats. Other notable works are the National Register-nominated Sinton House at 1020 Francisco Street and the Italian Athletic Club on Stockton Street. Porporato also designed a number of mausoleums for prominent San Franciscans. Before the earthquake Porporato predominately designed wood-framed flats, of which the subject property and district appear to be a good example. Therefore, the subject property and the eligible historic district appear to be significant as representing the work of a master architect.

While the subject property is designed in the Georgian Revival-style, it does not appear to be, individually, a notable or significant example of this style in San Francisco. Nor does it appear to be a significant individual example of a period, type, or method of construction. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource under Criterion 3. As noted above, the building does appear to be eligible for listing as a contributor to a historic district under Criterion 3 (Architecture) for embodying the distinctive characteristics of early 20th century Georgian Revival-style architecture in San Francisco.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
The subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

In general, 846-848 North Point Street retains its historic integrity. The penthouse addition and the removal of the original windows does diminish the building's integrity of design, materials, and feeling but the retention of other character-defining details allows the building to convey its historic identity and to contribute to the eligible historic district discussed above.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the eligible historic district include the following:

- Row house character with no front or side landscape setbacks,
- Projecting cornice with dentils,
- Egg and dart molding,
- Painted wood siding and rusticated base,
- Tripartite window configuration,
- Projecting cornice window hoods with paneled spandrels on first story and decorative wood surrounds with brackets under the sills on second story, and
- Recessed entry porch with arched opening flanked by pilasters.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 11-26-2013

IMAGE



Source: Tim Kelley, 2013.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 10, 2014
Case No.: 2013.0788E
Project Address: 846 – 848 North Point Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0025/028

Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

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Information:
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PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 05/13/2013, Revised 01/24/2014 Forum Design Architecture

BUILDING DESCRIPTION

The subject parcel is located on the north side of North Point Street between Larkin and Hyde streets in the Russian Hill neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. 846-848 North Point Street was designed in the Georgian Revival style by architect John A. Porporato for M. J. Fontana in 1905 as one of four row houses. The Department determined that the building was eligible for the California Register of Historical Resources as a contributor to an eligible historic district per the Historical Resource Evaluation Response Part I dated November 12, 2013. The district consists of four buildings located at 834-48 North Point Street and is eligible under Criterion 3 (Architecture) for embodying the distinctive characteristics of early 20th century Georgian Revival-style architecture in San Francisco. The period of significance is 1905.

Character defining features of the eligible historic district include the following:

- Row house character with no front or side landscape setbacks,
- Projecting cornice with dentils,
- Egg and dart molding,
- Painted wood siding and rusticated base,
- Tripartite window configuration,
- Projecting cornice window hoods with paneled spandrels on first story and decorative wood surrounds with brackets under the sills on second story, and
- Recessed entry porch with arched opening flanked by pilasters.

PROJECT DESCRIPTION

The proposed project is to remodel and expand the existing penthouse addition, to add a roof deck on the south (primary) elevation, to expand the roof deck at the rear, to remove the remaining portion of the original hipped roof, and to add or change windows and deck railings on secondary elevations. The building will remain a multi-family residence. The original cornice on the primary façade will be retained and the proposed roof deck and railing is setback from cornice. The wood railing for the proposed roof deck is compatible with the character of the building. The proposed approximately 70 square-foot expansion of the penthouse addition is set back about 15 feet and the remodel of the penthouse is compatible but deferential to the primary façade. There are no additional changes proposed for the existing front façade.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 846-848 North Point would not cause a significant adverse impact upon a historical resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The proposed project will continue the use of the property as a multi-family residence. The majority of the building's character-defining features consist of Georgian Revival-style architectural detailing on the primary façade, which will not be removed or changed by the proposed project. Additional character-defining features of the district, such as the row house massing, will also be retained. The proposed roof deck and small expansion of the third-floor penthouse addition will be visible from the street but it will not change the building's distinctive materials, features, spaces, or spatial relationships. While the roof deck does require the removal of the remaining portion of the original hipped roof, this feature was not identified as a character-defining feature of the district. The remodel of the existing third-level addition will be distinct from and compatible with the existing primary façade and with the district generally. The proposed project does not include the addition of conjectural elements or architectural features from other historic properties. The proposed project includes materials that are compatible with but easily distinguishable from the historic materials; the remodel and expansion of the existing vertical addition include horizontal wood board wall cladding, simple wood surrounds on new doors and windows, and a simplified cornice. If the additions were removed in the future, the primary elevation at the street face

would remain very similar to its original form. The project meets *Standards* 1, 2, 3, 5, 6, 9 and 10; *Standards* 4, 7 and 8 don't apply. Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered a contributor to an eligible historic district.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

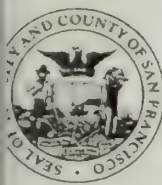
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, Senior Preservation Planner

Date: 2-24-2014

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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Project Address		Block/Lot(s)	
2510 Jackson St		0586/005	
Case No.	Permit No.	Plans Dated	
2013.0559E		1/14/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel existing single-family home: excavate for indoor lap pool; replace garage door and entry; new 2nd floor addition above entry; new roof deck; raise existing rear dormer. Total area to increase by 858 sf.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling No archeological effects. DPH issued waiver from Maher program.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Property found to be a resource per CEQA evaluation. Work complies with Standards. See attached HRER memo, dated 2/24/14.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shelley Caltagirone	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Shelley Caltagirone	Signature or Stamp:
	Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Shelley Caltagirone Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2014.02.24 11:53:09 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 24, 2014 (Part I and II)
Case No.: 2013.0559E
Project Address: 2510 Jackson Street
Zoning: RH-1 (Residential, House, Single-family)
40-X Height and Bulk District
Block/Lot: 0586/005
Date of Review: January 27, 2014 (Part I & Part II)
Staff Contact: Shelley Caltagirone (Preservation Planner)
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

2510 Jackson Street is a two-and-a-half-story-over-basement wood-frame Beaux-Arts building constructed in 1895 by an unknown architect. It is located between Steiner and Pierce Streets in the Pacific Heights neighborhood. The first story is elevated above the street level and set back behind a metal fence with a paved terrace. Two garage entrances are located at the east side of the street wall; a smaller historic one to the east, with hinged double doors, and a contemporary wider one to the west with a roll-up door. The building's front (south) façade is clad in smooth stucco and divided into five structural bays, defined by casement windows at the first and second stories. At the first story the windows are arched with two vertical lights in each casement; at the second story, single light casements are capped with a two-light transom and a panel above with a decorative plaster cartouche. A five-bay dormer projects from the truncated hipped roof with a segmental arch over the second and fourth windows. The building is accessed via a gate at the west end of the property line. A walkway leads up to an entrance that features an arched frame over a wood door with a plaster cartouche set into the stucco above. The east and west facades of the building are minimally visible from the street.

Pre-Existing Historic Rating / Survey

The subject property at 2510 Jackson Street is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1895).

Neighborhood Context and Description

2510 Jackson Street is located directly across (north) from Alta Plaza in San Francisco's Pacific Heights neighborhood, an area roughly bounded by Green Street on the north, California Street on the south, Van Ness Avenue on the east, and Presidio Avenue and Lyon Street on the west. The area surrounding the subject property is overwhelmingly residential and characterized by two- to three-story single-family dwellings with a small minority of flats and apartments. Some residences have also been converted to institutional uses. Construction dates for buildings located on the subject block are predominantly pre-

1900, with 1920s-1930s construction at the southern intersections of Steiner and Pierce Streets. This is reflected in the cohesive architectural character of the block, which includes examples of buildings designed with Colonial Revival, Queen Anne and Beaux-Arts influences. The overall level of architectural integrity is notably high, with garage insertions and minimal vertical additions among the most common alterations.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☒ Yes ☐ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: ca. 1895 - 1963	☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation (HRE) and additional research conducted by Planning Department staff, the Department finds that the subject property appears to be eligible for inclusion on the California Register as an individual resource under Criterion 2 (Persons) and 3 (Architecture). Staff concurs with the HRE finding that the property does not appear to be located within a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Left Coast Architectural History Historic Resource Evaluation or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed in 1895, during the period (1870 - 1900) when the Pacific Heights neighborhood was established and largely constructed, this pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past;

2510 Jackson Street appears to have been associated with a number of people significant to the history of San Francisco and the State of California to the extent that it rises to a level of individual significance and eligibility. The house was originally constructed for and occupied by Austin C. Tubbs, president of the Tubbs Cordage Company. This was the first rope manufacturing company on the West Coast, holding a monopoly over the industry for many years. A.C. Tubbs was the president of the company during his residence at the subject property, from 1895 until his death in 1899. Jules Levy, businessman and owner of Levy & Brothers lace and embroidery importing company, then purchased the property. Levy & Brothers was the only lace importer in San Francisco during the late nineteenth through early twentieth centuries. The house was purchased by Frank Pauson in 1909. Pauson was the founder of The Emporium and Pauson & Sons department stores, each with flagship locations in downtown San Francisco. The residence remained in the Pauson family through 1957. In 1958, 2510 Jackson Street was purchased by the Episcopal Church. The Bishop at the time, James Pike, resided at the subject building through 1963, during which time he was not only a highly influential religious leader, with contentious and progressive social and political views, but also one of the first religious figures to employ new media, namely television, as a way to address his congregation. Pike was ultimately censured by the church and Bishop Kilmer Meyers took his place as well as relocating to 2510 Jackson Street. Furthermore, prolific author Danielle Steel and her third husband, John Trania, owned the residence following the eligible period of significance, beginning in 1981. Steel and Trania may qualify as a person of significance when enough time has passed to adequately assess their careers and influence. Overall, 2510 Jackson Street appears to be eligible for individual listing in the California Register under Criterion 2 (Persons) for its association with a number of influential San Francisco residents during the most productive and significant periods of their lives.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2510 Jackson Street exhibits a high degree of architectural merit, and appears to rise to the level of individual significance and eligibility at the local and state levels. It is a classic example of the Beaux-Arts style, expressing characteristic features with rich embellishments. The building has seen a number of alterations, although none seem to have impaired the overall integrity of the building, nor has the cumulative effect degraded the building. Additionally, the building is representative of the high-style mansions that were being constructed in the immediate vicinity during the turn of the century. The architect and builder of the subject property are unknown, although it is presumed that the residence was architect-designed, possibly by a master architect. Because the designer of the building is unknown, it cannot be considered the work of a master. Nevertheless, the subject property appears to be eligible for individual listing in the California Register under Criteria 3 (Architecture) for the quality of its design.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained integrity from the period of significance noted in Step A (1895 - 1963):

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property has undergone a number of alterations, including the addition of three dormers at secondary portions of the roof and extensive interior remodeling, although the overall integrity of the building remains intact. 2510 Jackson Street retains a high degree of its integrity and continues to convey its individual significance.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building include:

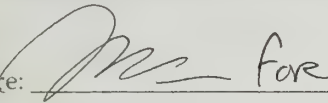
- Two-and-a-half-story height with attic story contained within the roof;
- Rectilinear massing of the building;
- Truncated hipped roof with a low parapet and a prominent cornice;
- Wide dormer on the primary façade with segmental arches over the second and fourth windows;
- Flat primary façade;
- Recessed center portion of the second story with a shallow balcony featuring a balustrade and paired columns;
- Classical ornamentation, including a paired columns, cornice, trim, and sculpted wall panels; and,
- Large wood-framed double-casement and double-hung windows.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
☒ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Tina Tam, Senior Preservation Planner

Date: 2/24/14

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: 12/19/2013

Project Description

2510 Jackson is a 6,824 square foot, two-and-a-half-story-over-basement residence. The proposal involves six minor projects that will affect the exterior appearance of the building. An enclosed one-story addition is proposed above the western entry vestibule where a patio is presently located; the primary entry doorway will be relocated 8 feet behind the main wall, providing a covered vestibule; the garage entrance is proposed to be expanded from 9'3" to 12' to accommodate a second car; a new roof deck is proposed at the flat portion of the roof, with the addition of a retractable skylight and glass railing; a shed dormer is proposed at the west side of the roof toward the rear of the building; and an existing shed dormer is proposed to be expanded to accommodate new windows at the rear of an eastern wing.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding potential historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by the Historic Resource Evaluation written by Left Coast Architectural History on March 28, 2013.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence. The building's spatial relationship to the neighborhood will not be altered.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will not remove any distinctive materials or alter character-defining features of the building. The alteration of the entry vestibule will conceal a portion of the western wall and remove a patio and balustrade that are located on a secondary wall set back from the primary façade. These changes would not harm the integrity of the building. The new construction will remain setback and minimally articulated so that it is subordinate to the original portions of the building. The relocation of the entry door will retain the historic detailing of the entrance while providing a covered vestibule, creating a minimal change in the building's exterior spaces. The widening of the garage entrance will remove a 2' 9" column of the brick street wall. Despite its prominent location in the public right-of-way, this will be a minor change due to the breadth of the wall. The addition of the roof deck will establish open space at the roof level, while the use of a set-back glass railing will not add volume to the overall appearance of the building. The addition of the dormer at the west side of the roof will be located behind a contemporary dormer and minimally visible from the street. The dormer will minimally affect the historic roofline. The alteration of the north dormer will minimally affect the historic roofline and is located at the rear façade, therefore not affecting the characteristic features or spatial design of the building.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not a part of the proposed project. All contemporary alterations and additions are clearly constructed of new materials. The proposed alteration over the entry vestibule will be constructed of contemporary materials and will be capped with a simple cornice. A double-hung window will be located at the south façade of the addition, facing the street. These features will be compatible with the existing character of the building and secondary in scale and articulation to the original first level of the vestibule. The garage expansion will affect a non-historic feature. The alteration will employ a contemporary roll-up door that will not be historically conjectural. The roof deck railing will be constructed of glass, which will not be historically conjectural. The new west dormer will be similar in massing to other, more prominent dormer additions. It will additionally be located behind a contemporary dormer and therefore minimally visible from the street. Lastly, it will project from the roofline at a right angle with a skylight, which are distinctly contemporary design elements. The rear (north) dormer alteration will be clearly contemporary in form and material, employing large-scale glazing and a flat, modern roof that will distinguish it from the historic roof form.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No known additions to the structure have been determined to have historic significance in their own right.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not affect the distinctive materials and finishes of the existing building. The patio and balustrade above the entry vestibule are not character-defining features; the garage expansion will remove a negligible amount of the brick wall at the street front; no historic materials are proposed to be removed for the roof deck or western dormer. The alteration of the rear dormer entails the removal of an existing shed dormer, although the removal of this element will be minimally visible and not involve the loss of distinctive materials, features, finishes or examples of construction or craftsmanship.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

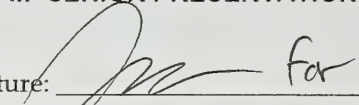
The proposed additions and alterations will be compatible in character with the subject building in regards to the proportions, materials and aesthetic; yet will be distinctive as non-historic elements. The entry vestibule addition will be clad in stucco with a double-hung window on the southern face. The window trim and cornice will relate the addition to the building while remaining subdued in contrast to the historic fabric of the structure. The vestibule will remain set back from the primary façade approximately 10 feet and terminate with a flat roof at the second story, making the additional mass subservient to the building's overall design. The garage opening will continue to be expressed as a contemporary addition, and will contrast with the historic garage entrance located to the immediate east of the opening. The roof deck will feature a glazed railing that will be modern in design and minimally visible from the street. The west dormer will be differentiated from the historic roofline and dormers by its right-angle projection and contemporary skylight. The rear dormer will feature a right-angle roof line with larger, contemporary glazing, but will relate to the other dormers located on the roof.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed entryway addition, garage expansion and two dormer alterations were to be removed, secondary elements of the subject building would be minimally impaired. The south (primary) façade would remain in its existing condition, as would the most visible portions of the east and west walls. Therefore the removal of the proposed construction would not impair the overall integrity of the historic property.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:  For
Tina Tam, Senior Preservation Planner

Date: 2/24/14

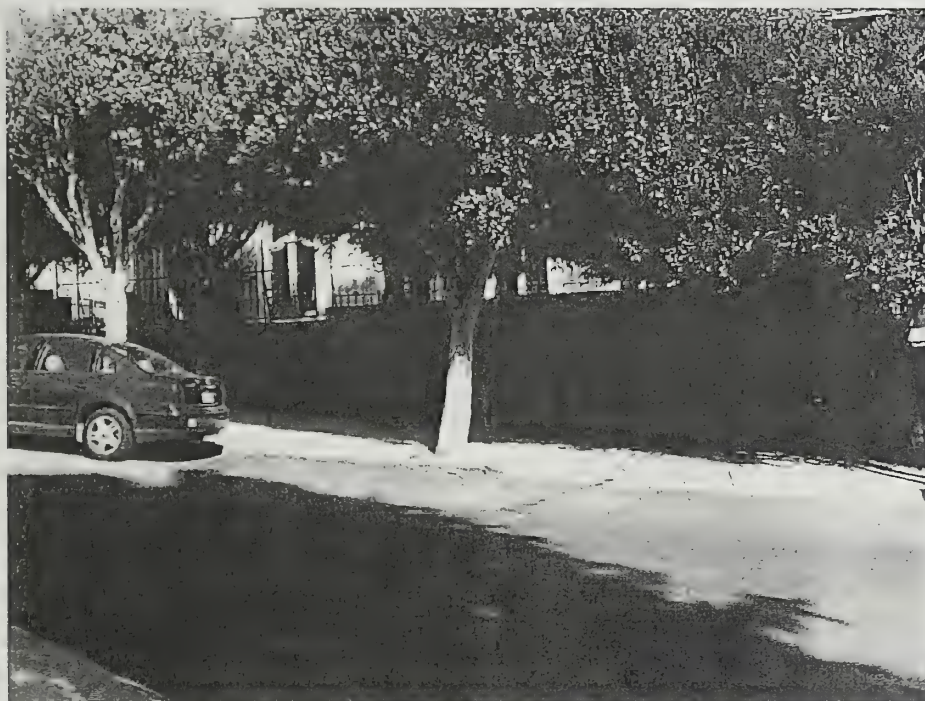
cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File

I:\Cases\2013\2013.0559E - 2510 Jackson

IMAGES



Primary (south) facade.



Detail of brick site wall and fence at front of lot. Note garage doors at right.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 28 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
294 Arleta Ave.		6234/024	
Case No.	Permit No.	Plans Dated	
2014.0047E		11/18/2013	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 50 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of existing one-story, 1,240 sf single-family residence and storage building at rear of lot; construction of two-story, 3,400 sf single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☒	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

Digitally signed by Jean Poling
DN: cn=Jean Poling, email=jean.poling@sfgov.org, o=City of San Francisco, ou=Planning Department
Date: 2013.01.24 14:28:21 -0800

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 2/12/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vanderslice	Signature or Stamp: Allison K. Vanderslice
	Project Approval Action: Planning Commission Hearing *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2014.02.24 10:57:51 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/12/2014	Date of Form Completion	2/12/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	294 Arleta Ave	
Block/Lot:	Cross Streets:	
6234/024	Delta and Rutland Strets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0047E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/18/2013
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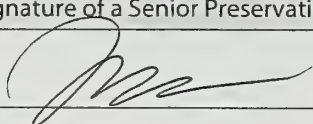
PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project consists of demolition of a single-family residence and rear shed, and the construction of a new two-story single-family residence. The project sponsor submitted an Historic Resource Evaluation report (HRE) prepared by William Kostura (dated October 2013) for the subject property.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The Department has determined that the subject property, which includes a single-family residence and rear tool shed, is not individually eligible for the California Register and is not within an historic district. The buildings stands on the north side Arleta Avenue near the intersection with Delta Street in the Visitation Valley neighborhood. Constructed in 1923, the subject property is a one-story, stucco-clad residence topped with a gable roof. This simple vernacular residences lacks ornamentation and has seen alterations, including replacement windows, an unfinished deck enclosure, and stucco cladding on the primary facade. The rear tool shed is a simple wood-frame outbuilding. This area of the Visitation Valley neighborhood contains several waves of development that both pre- or post-date the subject parcel. Based on the HRE report, the subject block faces do not appear to contain architectural cohesion or buildings of notable architectural distinction in order to qualify for an eligible historic district. Developed in 1923, the subject property was constructed after this area of the Visitation Valley neighborhood was initially developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2. Based on the HRE report, the buildings were likely built by a local contractor and they are not the work of the a master. This vernacular cottage is not architectural distinguished and has seen alterations to the primary facade; it is not a good example of a type or period. Therefore, the subject property is not significant under Criterion 3. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. Due to the alterations outlined above the subject property retains low integrity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/24/14

Photographs of 294 Arleta Avenue



Top: perspective view
At left: porch with unfinished enclosure
Below: front yard





Top: View looking south at the rear addition of 1996. The original gable shows above.
Bottom: The tool shed, which shows in the 1950s Sanborn map.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2133 Scott Street		1003/005	
Case No.	Permit No.	Plans Dated	
2013.1246E		8/27/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remove non-historic second story deck, French doors and jalousie windows on the front (east) façade of the secondary south wing of the property and construct a horizontal addition that projects 13' 6" to the east.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See attached HRER, dated 2/24/14.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: Shelley Caltagirone 2/24/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>Shelley Caltagirone</u>	Signature or Stamp: <u>Shelley Caltagirone</u> 2/24/14
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 24, 2014 (Part II)
Case No.: 2013.1246E
Project Address: 2133 Scott Street
Zoning: RH-1 (Residential, House, Single-family)
40-X Height and Bulk District
Block/Lot: 1003/005
Staff Contact: Shelley Caltagirone (Preservation Planner)
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Pre-Existing Historic Rating / Survey

2133 Scott is a one-story-over-garage, wood-frame, Italianate single-family residence constructed in 1878 by an unknown architect or builder. It is located between Sacramento and Clay Streets in the Pacific Heights neighborhood. The building is clad in horizontal wood channel drop siding. The primary façade features a projecting bay with double-hung wood-sash windows above a non-historic garage entrance at the northern half of the building. The gabled roof is capped with a flat bracketed cornice. The primary entrance is approached by a concrete stoop. The front door is recessed behind the primary façade and appears to be original. Above the door is a glass transom. The southern façade of the building features a recessed bay with a non-historic deck projecting from the second level concealed by a lattice.

The subject property is listed on page 293 of *Here Today*, by the Junior League of San Francisco. No research has been conducted to determine the property's association with significant persons or events. The book notes that the "chief Italianate features of this one-story house remain: the bracketed cornice, hooded entrance and bay trim." *Here Today* is considered to be an adopted local register; therefore, the subject building is a "Category A" property, or known historic resource, for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The permit history of the building has not been researched for the purposes of this report. However, the subject building appears to have undergone very few alterations according to historical Sanborn Fire Insurance maps and a 1964 image of the building. A garage door was inserted beneath the bay on the front (east) façade (pre-1964), and a wood deck was constructed in the southern setback (post-1964) at unknown dates. The French doors leading to the deck were previously two elongated double-hung windows; two jalousie windows fill in the upper portion of the replaced fabric and the original window hood remains intact. The other materials appear to be original, including the horizontal wood siding, double-hung wood sash windows, bracketed cornice, and entry door. Overall, the building retains all elements of its integrity to a moderate to high degree.

The character-defining features of the subject building include:

- One-story-over-garage height;

- Rectangular massing;
- Flat-front Italianate parapet with projecting bracketed cornice;
- Wood-framed double-hung windows;
- Three-sided projecting bay.

Proposed Project:

☐ Demolition

☒ Alteration

Per Drawings Dated: 08/27/2013

Project Description:

The proposed project at 2133 Scott Street is to remove a non-historic second story deck, French doors and jalousie windows on the front (east) façade of the secondary south wing of the property and construct a horizontal addition that projects 13' 6" to the east to accommodate a straight stairwell. The purpose of the stairwell is to connect the first and second stories of the single-family residence. Several design options were presented in the application; however, design Option A1 is the Project Sponsor's preferred project and it was this design that was evaluated for potential impacts to the historic resource.

Project Evaluation:

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is generally consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by a letter submitted by Left Coast Architectural History on October 24, 2013.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence. The building's spatial relationship to the neighborhood will not be altered.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property will be removed and the primary façade will not be altered. The addition will be placed within a recessed area at the left side of the façade where the original paired windows have previously been removed and where a deck and wooden screen are currently situated. The materials to be removed would be horizontal siding and one decorative window hood, examples of which can be seen on the primary façade. The addition will somewhat impact the building's characteristic rectangular massing and will slightly increase its scale. These impacts have been minimized by maintaining a setback from the street-facing facades, and employing a design aesthetic that is subdued and deferential to the characteristic features of the primary façade.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed addition will clearly identify the addition as a new building element and will preserve the sense of historical development for the building. The addition will also be set back from the street-facing facade to distinguish the new structure from the historic building form and will be designed in a manner which does not detract from the character of the building or streetscape when viewed from afar. The proposed design employs traditional elements found in the district such as a wood cladding, painted finishes, and framed openings while maintaining a contemporary appearance that will not compete with the subject or adjacent building forms. The fenestration of the addition has been designed to align with the historic windows below without strictly mimicking the historic pattern of openings.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The garage and deck additions were constructed after the building's known period of significance and are not of historic significance in their own right.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not impair the distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property. The removal of the wood siding at the south wing will be negligible as it is located on a secondary façade and more prominent features of the building with the siding will remain intact. The removal of the window hood will be minimally visible due to the depth of the setback; furthermore, the hood is no longer associated with the historic windows that were replaced below and has not been visible from the street since the construction of the deck and privacy screen.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will relate to the historic building through the use of wood cladding, a framed opening, painted finishes, a flat roof form, and minimal cornice. The fenestration will align with the historic openings on the primary façade while remaining distinctly contemporary. The scale and set back location of the addition will allow the form of the historic building to continue to be read. Also, the volume of the proposed addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape.

When viewed from a distance, the street-facing walls of the addition will be nearly fully visible; however, the positioning and design of the structure will create the appearance of being a separate secondary structure so that the addition will blend into the streetscape. The height of the proposed addition also relates to the adjacent building at 2119 Scott Street (constructed in 1960).

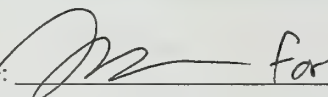
Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Were the proposed addition to be removed, the non-character-defining southern façade of the subject building would be altered. The east (primary) facade and characteristic rectangular massing would remain in its existing condition. Therefore the removal of the proposed construction would not impair the integrity of the historic property.

Lastly, the proposed alterations to the subject building will not have an adverse effect on the surrounding Pacific Heights neighborhood. The character of the subject block is most strongly defined by the presence of high-quality residential structures constructed before the turn of the century. The proposed project meets the Secretary of Interior's Standards and the impact of the project to the character of the area will be negligible since it abuts a cluster of non-historic properties and will be set back from the street wall.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:  For _____
Tina Tam, Senior Preservation Planner

Date: 2/24/14

I:\Cases\2013\2013.1246 - 2133 Scott

VAN DE MARK RESIDENCE

2133 Scott Street
San Francisco, CA 94115



EXISTING FRONT ELEVATION



PROJECT INFORMATION

PROJECT DESCRIPTION:

THE PROPOSAL IS TO ADD AN INTERIOR STAIRCASE TO CONNECT THE UPPER LIVING LEVEL TO THE LOWER LIVING LEVEL AND GARAGE. THERE IS CURRENTLY NO INTERIOR STAIR TO UNLIPPY LIVING SPACES

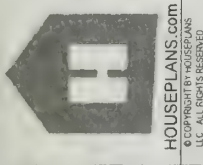
EXISTING SQUARE FOOTAGE 1,225 SF
PROPOSED SQUARE FOOTAGE REFER TO FLOOR PLAN SHEETS
ZONING RM 3
APH 1003.005
PARCEL AREA 2,029 SQ FT

VICINITY MAP



SHEET INDEX

- COVER SHEET
- A1.0 EXISTING SITE PLAN WITH ROOF PLAN
- A2.0 EXISTING FLOOR PLANS
- A3.0 EXISTING ELEVATIONS
- A4.0 SITE PLAN WITH ROOF PLAN
- A4.1 SITE PLAN WITH ROOF PLAN
- A5.0 PROPOSED FLOOR PLANS
- A5.1 PROPOSED FLOOR PLANS
- A5.2 PROPOSED FLOOR PLANS
- A6.0 EXISTING ELEVATIONS
- A6.1 EXISTING ELEVATIONS
- A7.0 BUILDING SECTIONS
- A7.1 BUILDING SECTIONS
- A8.0 BUILDING SECTIONS
- A8.1 BUILDING SECTIONS
- A8.2 BUILDING SECTIONS



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CONTACT:
NICHOLAS LEE
HOUSEPLANS.COM
617A SECOND ST,
PETALUMA, CA, 94952
PH:415-475-5325

Van de Mark Residence
2133 Scott Street
San Francisco, CA 94115

Van de Mark Residence	PROJECT NUMBER:	DATE:	2013-8-27	DRAWN BY:	NL ES	CHECKED BY:	NL
A1.0				SCALE:	AS NOTED		



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 5 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
533 Elizabeth St		3656/039	
Case No.	Permit No.	Plans Dated	
2013.1578E	2013.10.15.9231	10/13/13 ((EEA 10/14/13))	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Excavate basement; add a third story; add livable space at the rear of property.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira San Francisco Planning Department 09.16.2013 Per GIS database, Archeo and Hist Pres are the only CEQA resources that require additional review. Archeo cleared on 10/30/13.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PER PTR FORM DATED <u>FEB. 24, 2014</u>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: DATE: <u>2/24/14</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: <u>E. TUFFY</u>	Signature or Stamp:
Project Approval Action: Select One <u>BLDG. PERMIT</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	DATE: <u>2/24/14</u>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/24/2014	Date of Form Completion	
---------------------------------	-----------	-------------------------	--

PROJECT INFORMATION:		
Planner:	Address:	
Eiliesh Tuffy	533 Elizabeth Street	
Block/Lot:	Cross Streets:	
3656/039	Castro Street and Noe Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1578E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	October 13, 2013
-----------------------------	------------------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

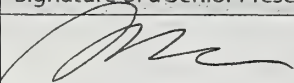
PRESERVATION TEAM COMMENTS:

The subject property is a two-story, flat-roofed, single family residence located in central Noe Valley. The stucco-clad wood frame building has two garage doors and a tunnel entrance with a metal entry gate at the ground level facing Elizabeth Street. The second story has two window bays topped by a simple boxed cornice. The building is located at the front of the down-sloping lot and is built out to the side property lines. Based on documentation received from the project architect, Kelly Condon, and reviewed by staff the subject property was constructed between 1954-55 by Henry Ruminson, general contractor.

Permit records show the addition of a ground floor apartment in 1969 and interior remodeling in 2007, but there are no building permits on file for exterior changes other than a roofing permit dating to 1995. While permit history does not indicate approval for window replacement, the existing windows on the primary facade are fixed center panes with two flanking casements, which may not have been the original operation of the windows. Given the absence of historic photographs, it is unclear to what extent a change in the original fenestration may have impacted the building's overall integrity. Despite this change, the structure retains a high level of integrity. Nevertheless, this structure is of a very modest design that does not bear the high artistic values required for listing on the California Register of Historical Resources under Criterion 3.

Information provided in the consultant's report does not indicate that the subject property is associated with events or persons important to local, state or national history, making it ineligible for listing under Criteria 1 & 2 respectively.

The architectural character of Elizabeth Street in the immediate context of the subject property is mixed. The south side of the street is primarily 1-1/2-- to 2-story single family residences, while the north side of the street has higher-density, 3-story residential buildings on raised basements with garages. Three buildings on the block are known to date to the late-1800s (#511, #557-559, #564), and most of the remaining original buildings were constructed prior to 1914. The subject property is one of three infill construction projects completed in the 1950s-60s. There has been a multitude of contemporary alterations to the buildings on this block such that the degraded integrity makes it ineligible for listing as an historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/24/14

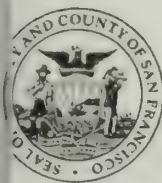
Photographs of Subject Property



Primary façade



Tunnel Entrance, stairway beyond



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 3 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1919 Mariposa St		4009/001A	
Case No.	Permit No.	Plans Dated	
2014.0273E		2/20/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel facade of single-family home: reframe windows, replace stucco, square off bay window and remove terra cotta tile from parapet.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling No excavation.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR Form dated 2/24/2014</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): <i>Gretchen Hilgert 2/25/2014</i>	
Preservation Planner Signature: <i>Gretchen Hilgert</i>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.		
☒	No further environmental review is required. The project is categorically exempt under CEQA.		
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;">Planner Name: <i>Gretchen Hilgert</i></td> <td style="width: 60%; border: none;">Signature or Stamp: <i>Gretchen Hilgert</i> <i>2/25/2014</i></td> </tr> </table>		Planner Name: <i>Gretchen Hilgert</i>	Signature or Stamp: <i>Gretchen Hilgert</i> <i>2/25/2014</i>
Planner Name: <i>Gretchen Hilgert</i>	Signature or Stamp: <i>Gretchen Hilgert</i> <i>2/25/2014</i>		
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;"> Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> <td style="width: 60%; border: none;"></td> </tr> </table>		Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.			
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/24/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1919 Mariposa Street	
Block/Lot:	Cross Streets:	
4009/001A	Kansas and Rhode Island Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0273E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/20/2014
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Kelly Condon (dated February 9, 2014).	
Proposed project is to remodel the primary facade, including removal of all Mediterranean Revival architectural features and replacement of the angled bay window. The project also includes a vertical addition approved under a separate permit.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

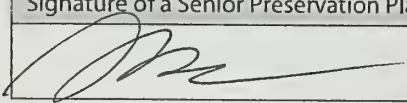
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Kelly Condon (dated February 9, 2014) and information found in the Planning Department files, the subject property at 1919 Mariposa Street contains a one-story-over-garage, wood frame single-family residence constructed in 1931 by architect Walter Falch and builder AD Collman in the Mediterranean Revival architectural style. Known alterations to the property include: application of asbestos shingles to the rear (1954), window replacement (2003), dry rot repair on the front bay (2004), and a vertical addition (2012).

The subject building is a common example of a revival style single-family residence in San Francisco in the 1920s and 1930s. No information was uncovered to suggest that the architect or builder should be considered master designers and the building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1). Although the original owner of the property was Charles W. Gompertz, a successful builder in San Francisco during the reconstruction period after the 1906 Earthquake and Fire, Gompertz never lived at the property and it was likely one of many investment properties he owned. None of the owners or occupants have been identified as important to history, with the exception of Gompertz, who did not have a significant association with the subject property such that would qualify it for listing under Criterion 2.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Potrero Hill neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/25/14

1917 Mariposa

**project site
1919 Mariposa**

**507
Kansa
515
Kansas**







SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 5 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2552+2598 Taylor St		0030/012+013	
Case No.	Permit No.	Plans Dated	
2014.0155E		1/22/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovation of two existing two-story retail buildings (12,672 sf and 18,831 sf) into one retail space. New 400 sf customer walkway connecting the two buildings above the street level. New building entry, canopies and interior remodeling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling No excavation. Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, email=jean.poling@sfdph.org Date: 2013.09.17 11:25:30 -0700	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

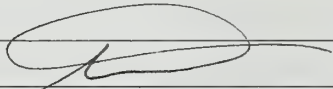
Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 2/21/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature:  2.25.2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby Project Approval Action: Select One BPA *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp:  2.25.2014
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/21/2014	Date of Form Completion	2/21/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	2598 Taylor Street	
Block/Lot:	Cross Streets:	
0030/012, 013	At the corner of North Point	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 0155E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	01/22/2014
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Page & Turnbull, December 18, 2013.	
The proposal is to renovate the existing two-story retail building with the adjacent property at 2552 Taylor Street. Proposal includes a 400SF pedestrian walkway connecting the buildings above the street level and new entry and canopies.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
2598 Taylor Street was designed by architect C.A. Meussdorffer and constructed by Mason & Morrison in 1909 for owner Gerard F. Terschuren. The building was originally occupied by the Western Feed Company in association with the Pacific Cereal Association, which occupied the western portion of the subject block. The building was later occupied by the Niagra Sprayer & Chemical Co. (1925 - 1937) and the Hercules Glue Co., which purchased the property in 1944. The lot was subdivided in 1955. The building was occupied by Amthor Imports in 1963, which later became Cost Plus Imports, occupying the site for over three decades. More recent tenants have included Blockbuster and PetCo. The subject property is a two-story industrial building that has been converted for retail use on the northwest corner of North Point and Taylor streets in the North Beach neighborhood. The building is constructed of unreinforced red brick with minor detailing at the parapet to imitate crenellation. The south facade faces onto an open parking lot and acts at the building entrance. Here, two wide central bays feature aluminum sash fixed windows, automated glass sliding doors and an overhead vinyl canopy. The Taylor Street facade features large, aluminum sash, two-light windows - five at the upper story and four below with a secondary entrance to the south. The north facade features similar fenestration at the first and second levels. The east facade features a secondary exit at the south and is otherwise a blank wall with heavy plant growth. The building retains a moderate degree of integrity, despite the addition of contemporary fenestration, although the setting of the building has been compromised by the loss of adjacent associated warehouses and newer construction in the area. Based on historic research conducted by Page & Turnbull and preservation planning staff, 2598 Taylor Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 2598 Taylor Street is not distinctly associated with the post-earthquake reconstruction or other trends; none of the owners or occupying businesses appear to have been significant to our local, regional or national past; and while the subject property is the work of a master architect it is not an exemplary design, as Meussdorffer was a prominent residential architect who typically worked in a more ornate manner. The surrounding neighborhood is predominantly commercial and of contemporary construction. There is no potential for a historic district in the vicinity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	<i>2-24-2014</i>





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 5 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
470 Edinburg St		6079/012	
Case No.	Permit No.	Plans Dated	
2013.1775E		09/25/12	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo existing structure and construct new single family dwelling			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira San Francisco Planning Department 2013 GIS Database 09/16/2013 Per GIS database, the only CEQA review that requires additional review is Historic Preservation.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>Per PTR form dated 2/19/2014</i>

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature:

[Signature] 2/25/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>A. Kirby</i>	Signature or Stamp: <i>[Signature]</i>
	Project Approval Action: <i>Select One BPA</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<i>2.25.2014</i>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/19/2014	Date of Form Completion	2/19/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	470 Edinburgh Street	
Block/Lot:	Cross Streets:	
6070/012	Persia and Brazil Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013. 1710E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/12/2013
------------------------------------	------------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Johanna Street, October 18, 2013.	
The proposal is to demolish the existing structure and construct a new single-family residence.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

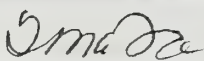
PRESERVATION TEAM COMMENTS:

470 Edinburgh Street was constructed by an unknown builder or architect circa 1907, according to the Assessor's records. The actual date of construction is unknown, as there is no original permit or water record. However, the property was first occupied by George H. and Elizabeth Thompson, who purchased it from the Bernhard Getz, a local realtor, in 1907 possibly indicating the completion date of the existing property. The Thompsons remained at the property through 1923, and it remained a working-class residence through its history.

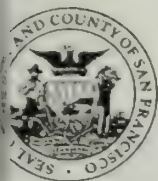
The subject property is a one-story-over-garage, wood frame, single-family residence located on the west side of Edinburgh Street in the Excelsior neighborhood. The building features asbestos shingle cladding at the primary facade, a gable roof, and a projecting bay above the below-grade garage. The windows have been boarded up due to fire damage, although they appear to have previously been aluminum sash. The building retains little integrity due to fire damage sustained in 2002 and prior alterations.

Based on historic research conducted by Johanna Street and preservation planning staff, 470 Edinburgh Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 470 Edinburgh Street is not associated with any historic trends or events in the area or at the subject property; none of the owners or occupants appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value.

The surrounding neighborhood is entirely residential and eclectic in style and period of construction. Construction dates range from pre-1900 to 1975 on the subject block, and architectural styles vary from Craftsman to Marina Style with many vernacular designs. Furthermore, a majority of neighboring properties appear to have been significantly altered. Overall, 470 Edinburgh Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-24-2017





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD - GG Park Replanting		1700/001	
Case No.	Permit No.	Plans Dated	
2013.1712E		10/29/12	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replanting project at GG Park - EEA dated 11/05/13			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☒	Class 4 – Minor Alteration to Land

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. <i>Regular Maintenance + Repair</i>
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Gretchen A. Hilyard	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen Hilyard</i>	Signature or Stamp:
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Gretchen A. Hilyard 2/26/2014
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/26/2014
---------------------------------	--	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	Golden Gate Park	
Block/Lot:	Cross Streets:	
1700/001		
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2013.1712E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	November 2013
------------------------------------	---------------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: EEA, plans, and memorandum Re: tree selection by RPD and DPW.	
Proposed project is to replace previously removed trees in six existing wooded areas in Golden Gate Park. Tree removal was deemed categorically exempt in 2011. The project also includes in-kind replacement of approximately 25 dead or declining trees recently planted by RPD operations in the Music Concourse.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☒ Yes	☐ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes	☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes	☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes	☒ No
Period of Significance:		Period of Significance:	1871-1943	
		☒ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

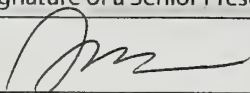
PRESERVATION TEAM COMMENTS:

The proposed project involves replanting trees in six existing wooded areas located within the National Register and California Register-listed Golden Gate Park Historic District. New trees will be planted where dead or declining trees were previously removed as approved under a categorical exemption in 2011. The tree removal and replanting was outlined in a 2008 Bond Replanting Project for Golden Gate Park.

According to a memorandum (attached) prepared by DPW Landscape Architect Bill Bulkley, trees were carefully selected according to the guidance provided in the "Golden Gate Park Master Plan", "Tree Assessment: Golden Gate Park, Phase 1-3", and other related documents. Tree selection was overseen by Golden Gate Park area supervisors, urban foresters, and DPW landscape architects in collaboration with Recreation and Parks Department staff. Tree planting is limited to existing wooded areas and species selection followed the Master Plan concept of "using a range of similar species" to maintain the historic character of the tree canopy in existing wooded areas.

The tree replanting project is necessary for the long-term routine maintenance of Golden Gate Park's tree canopy. Therefore, the project qualifies for a categorical exemption from CEQA and should be classified as required "regular maintenance and repair" of the Golden Gate Park Historic District.

The proposed project will not cause an impact under CEQA and will not impair the significance of the Golden Gate Park Historic District.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/24/14



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

February 25, 2014

Tree Species Selection for Golden Gate Park

After careful consideration and review, many trained professionals selected tree species for the *2008 Bond Replanting Project: Golden Gate Park*. It was a team effort between RPD Urban foresters, RPD area supervisors, the RPD GGP superintendent, and the DPW landscape architect.

A careful review of background historical material was an important first step. Resources include: *Trees of the Panhandle, Golden Gate Park, San Francisco* (McClintock, 1973); *Golden Gate Park Forest Management Plan*, (State of California Department of Forestry, 1980); *Golden Gate Master Plan* (SFRPD, 1998); *San Francisco's Golden Gate Park* (Pollock, 2001); and *The Trees of San Francisco* (Sullivan, 2004) among others. These references discussed design concepts and tree species for Golden Gate Park which the design team used to weigh options. *The Golden Gate Master Plan*, as the planning document for the park, weighed heavily on the design process although little is mentioned of actual species selection. The current plan adheres to the Master Plan's concept of "using a range of similar species" to the type being replaced.

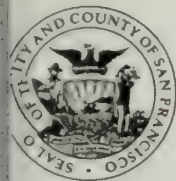
The design team consulted heavily from another important document: *Tree Assessment; Golden Gate Park, Phases 1-3* (Hort Science, 2011). This document was used to understand the state of the current forest and to assess the health of major trees and which species are predominant. It is the same document that assessed which trees were to be removed in GGP under the 2008 bond.

The professional expertise of the GGP area supervisors, GGP superintendent, and GGP urban foresters greatly influenced the species selection for each of the six GGP maintenance areas. Their long term and intimate knowledge of the park was very helpful in understanding what species would do well and fit into the existing landscape. The DPW landscape architect made many independent site surveys to assess the existing tree palette, to visualize species that would increase the existing species types while functioning with the park programming and aesthetics.

Prepared by: Bill Bulkley, DPW Landscape Architect







SAN FRANCISCO PLANNING DEPARTMENT

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MAR 24 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
354-356 San Carlos Street		3609/093	
Case No.	Permit No.	Plans Dated	
2013.0408E		02/25/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Facade alterations, one-story rear horizontal addition and roof deck, remove rear stair and deck			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☒	Class <u>31</u> (Historic Resource Restoration/Rehabilitation)

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☒	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Reviewed by Monica Periera (05/14/13)	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

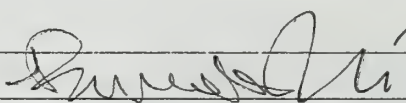
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

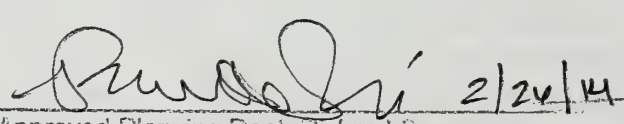
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☒	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☒	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☒	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☒	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☒	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): See Sec'y Standards Analysis within Case Report for 2013.0408A. Proposed project meets Secretary of the Interior's Standards for Rehabilitation.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: 	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Rich Sucre	Signature or Stamp:  2/26/14 Approved Planning Dept. Richard Sucre
	Project Approval Action: Historic Preservation Commis *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

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MAR 10 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
312 Texas St		4037/003	
Case No.	Permit No.	Plans Dated	
2014.0082E		12/22/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and third-floor addition to existing two-story, 2,952 sf single-family home, resulting in 4,022 sf single-family home. Add roof deck and elevator.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Less than 1 cubic yard of excavation	

CEQA/NEPA REVIEW
On: 04/04/2013 10:00:00 AM
By: J. Poling
04/04/2013 10:00:00 AM
04/04/2013 10:00:00 AM

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>02/18/14</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jonathan Lammers	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Jonathan Lammers	Signature or Stamp: Jonathan Lammers
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2014.02.27 16:45:59 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 18, 2014
Case No.: 2014.0082E
Project Address: 312 Texas Street
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 4037/003
Date of Review: February 18, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 312 Texas Street, is located on a rectangular-shaped lot measuring 25 feet by 100 feet on the west side of Texas Street between 18th and 19th Streets at the northern end of the Potrero Hill neighborhood. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story-over-raised-basement, single family, wood frame residence constructed in 1936 and designed in the Spanish Colonial Revival style. The residence is rectangular in plan, clad with smooth stucco, and capped by a flat roof. The primary facade faces east onto Texas Street and features a gabled bay window overhanging an integral garage to the north, and a straight run of brick stairs leading to the primary entry on the south. A band of brickwork wraps the base of the facade and continues into the garage opening. The entry stairs are flanked on the left by a stucco cheek wall with brick coping. The primary entrance is set within a small vestibule and includes a paneled wood door that appears original to the property. To the left of the vestibule is a stucco pilaster.

The bay window features a tripartite configuration with wood windows divided by turned wood colonettes. The window is crowned with a wooden transom featuring a scrolled shoulder arched opening. The center transom window is divided by turned mullions, while the flanking windows conform to the scrolled shoulder opening. The base of the bay windows features a metal balconette with scrolling metalwork, and the bay window itself is supported by large, curved stucco brackets. To the north of the bay window is an exterior stucco chimney with a stepped base at the bottom and molded stucco bands at the top. North of the garage opening beneath the chimney is a narrow, vertically-oriented wood window covered by a decorative metal security screen.

The raised basement level includes an integral garage with a paneled wood garage door recessed within a "tunnel" entrance. A pedestrian wood door is located to the right of the garage, while a wood slat vent is located to the left of the garage. The primary facade terminates in a red clay tile roof that covers the bay window and a pent roof extending down from the parapet.

Known alterations to the exterior of the property are few and include the installation of one aluminum window in the kitchen (1977), and the construction of redwood decks at the side and rear of the house (1979).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

312 Texas Street is located in the San Francisco's Potrero Hill neighborhood, an area roughly bounded by 16th Street to north, U.S. 101 to west, 26th Street to the south, and Interstate 280 to the east. The 300 block of Texas Street is almost exclusively residential and primarily composed of single-family dwellings or flats ranging from one- to two-stories-over-raised-basement in height. Commercial corridors in the area include 18th Street to the north and 20th Street to the south. Construction dates for buildings located on the subject block range from circa 1900 to 1998, although most buildings were constructed between circa 1900 and 1915. This is reflected in the architecture of the building stock, which includes examples of Classical Revival, Colonial Revival, Mission Revival and vernacular designs, as well as scattered examples of Mediterranean Revival style buildings. Many of the older buildings have been altered to varying degrees, most frequently through the replacement of the original wood cladding and the removal of architectural details. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A
	☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Geoffrey Gibson (dated 24 December 2013), information found in the Planning Department files, and research conducted on the Potrero Hill neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

During the Spanish and Mexican periods in San Francisco, Potrero Hill was known as "Potrero Nuevo," or "new pasture," and was used primarily for livestock grazing. In 1865, however, a wooden causeway known as the Long Bridge (today's 3rd Street) was constructed across the waters of Mission Bay to connect the South of Market neighborhood with the Potrero Point area. The completion of the Long Bridge touched off a wave of industrial development, and by the early 1880s, the Potrero Point area featured the greatest concentration of heavy industrial plants in California. These included the Western Sugar Refinery, Arctic Oil Works and the San Francisco Gas Light Company.

Largest of all was the Union Iron Works, which employed over 1,000 persons during the 1890s and was the largest shipyard on the West Coast until World War I. Many of the company's employees, which included metal workers, mechanics and shipwrights chose to live nearby on Potrero Hill, and the area assumed a predominately working-class character. Initially, most of the residential development of the Potrero area was concentrated along the eastern end of the hill in proximity to Potrero Point. Areas along the northwestern part of the hill which adjoined the Mission District also developed earlier than areas higher up the slopes.

The northern edge of Potrero Hill faced the waters of Mission Bay, with the shoreline running approximately along the line of today's 16th Street between Arkansas and Missouri Street. Muddy tidal flats also stretched south to approximately 17th Street. Prior to the filling of Mission Bay, most the northern end of the hill remained sparsely developed. The 1900 Sanborn map series for the area shows only a handful of buildings in the general vicinity, and no development whatsoever between Texas, Missouri, 18th and 19th streets.

The 1905 Sanborn map series shows that residential development had begun in earnest along the north slopes of Potrero Hill. At that time, most blocks were approximately twenty-five percent developed, with the subject block counting a total of eight buildings, nearly all of which faced Missouri Street. By contrast, the 1914 Sanborn map indicates that the subject block was approximately 90 percent built out, overwhelmingly with single-family dwellings and flats. Two commercial buildings were located at the north end of the block, as well as a stable near the northeast corner. This burst of development was almost certainly influenced by the 1906 Earthquake and Fire, which resulted in many residents relocating to areas outside the burned districts. The records of the San Francisco Assessor-Recorder show that no fewer than fourteen buildings were constructed on the subject block between 1906 and 1913.

By the 1910s, the nearby South of Market neighborhood was being rebuilt as a primarily industrial neighborhood, providing convenient access to employment for residents of Potrero Hill. By this time, Mission Bay was also substantially filled in and used primarily for railroad and lumber yards. For much of the 20th century, Potrero Hill remained a self-contained and primarily working class enclave. Its relative remove from the rest of the city was also reinforced by construction of the Bayshore Freeway (Highway 101) along the western slopes of the hill during the 1950s, as well as construction of the I-280 stub along the eastern slopes of the hill during the early 1970s.

Based on research performed by Planning Department staff, 312 Texas Street does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. Likewise, the subject block does not appear to be associated with any historically significant pattern of development. The subject block was largely built out between circa 1900 and 1915, with a substantial portion of new construction concentrated in the first seven years following the 1906 Earthquake. While this development pattern is consistent with post-1906 development patterns elsewhere in San Francisco, it does not appear particularly significant or noteworthy within this context.

It is therefore determined that 312 Texas Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on information provided in the Supplemental Information Form for Historical Resource Determination and staff research, 312 Texas Street was constructed for John M. Weiss (1874-1951) and his wife, Wilhelmina (Mina). From at least 1908 to 1943, John Weiss was employed at the Frank J. Weiss butcher shop, owned by his brother and located at 1315 18th Street—a short distance away from the subject property. Prior to the construction of 312 Texas Street, John Weiss lived nearby on Potrero Hill, including at 345 Texas Street and 293 Pennsylvania Street.

After John M. Weiss passed away, his wife and daughter Ethel, a stenographer with Tidewater Association Oil, continued to live at the property. In 1967 ownership of the property passed to Ethel Weiss and Carmela Polizzi (stenographer). In 1977 the property was sold to Mamie Vernale, and then sold the following year to James R. Howell and Dennis H. Horn. During this period the property appears to have been used as a rental, including tenancies by Stan Bumpus (no occupation given) from 1975 to 1976; and Dave Copland (no occupation given) from 1981 to 1983. The property was subsequently owned by Carl and Deborah Rheuben from 1986 to 1990.

The property is most closely associated with John and Mina Weiss, who commissioned its construction and remained as residents for several decades. While the Weiss family illustrates the working class character of Potrero Hill, neither they nor any other of the persons named above appear to be important to local, state or national history. It is therefore determined that 312 Texas Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

312 Texas Street was constructed in 1936 and designed in the Spanish Colonial Revival style. Architectural designs based on Hispanic precedents were first popularized in California during the early 20th century as architects and builders attempted to mimic features used during the Spanish era in California. During the 1920s and 1930s such designs became extremely popular for both domestic and institutional architecture, and were frequently grouped under the Mediterranean Revival style sobriquet. Within San Francisco, Spanish Colonial Revival and Mediterranean Revival style designs were among the most common used for tract house development in areas such as the Sunset, as well as within residence parks such as Forest Hill, St. Francis Woods, St. Mary's Park, Miraloma Park, Ingleside, and others. Not infrequently, such designs were also used in combination with other Period Revival style buildings, including houses based on English Cottage, Tudor Revival and French Provincial influences.

312 Texas Street is a good example of the Spanish Colonial Revival style as adopted for a 25-foot-wide urban lot. Among its strongest features is the bay window with its turned wood mullions and shouldered arches, as well as the brick accents at the base of the primary façade. However, because similar designs are ubiquitous in many areas of San Francisco, the subject property does not possess high artistic values sufficient to qualify it for individual listing under Criterion 3.

312 Texas Street also does not appear to relate to any potential historic district in the neighborhood. While there are a few other Spanish Colonial Revival/Mediterranean Revival style buildings in the vicinity, there is not a concentration of similar properties sufficient to recognize a potential historic district. As previously discussed, the subject block was primarily developed between circa 1900 and 1915, but many buildings show evidence of having been subsequently altered through the installation of replacement cladding and the removal of architectural details. Overall, the 300 block of Texas Street lacks sufficient cohesion and integrity to qualify as a potential historic district. However, this does not preclude the future identification of individual buildings under this criterion.

According to the original building permit, the architect of the property was Donnell E. Jaekle (1902-1972). U.S. Census, city directories and other sources indicate that Jaekle was born in Napa as the son of a master mariner, but little is known about his education or architectural training. By 1927 Jaekle was working as a draftsman and living in San Francisco at 395 Justin Park within the St. Mary's Park neighborhood. That year, *Edwards Abstracts* indicate that Jaekle prepared plans for at least seven houses in St. Mary's Park: two for Andrew Johnson, one for builder G. W. Morris, and four for builder M. Eads & Son. Various architectural and building journals from the late 1920s and early 1930s show that Jaekle worked in various other neighborhoods in San Francisco, including Miraloma Park, Mt. Davidson Manor and the Sunset, as well as throughout the bay area including projects in San Mateo, San Rafael, Millbrae, Burlingame, Napa and elsewhere. Based on the known examples of his works, Jaekle appears to have excelled at designing period revival style homes suitable for mass production by builder/developers.

By 1930, Jaekle was identifying himself in the city directories as an architect with offices at 74 New Montgomery Street. By 1935, however, Jaekle had moved to Mill Valley, California, and later moved to Los Altos, California—although he maintained offices at 126 Post Street in San Francisco through at least 1941. In 1939, Jaekle is credited with designing the first house for the University Square subdivision in San Jose, and in 1945 would move to San Jose where he established an office in the Builders Exchange.

According to the *San Jose Modernism Historic Context Statement*, Jaekle's post-World War II work included the design of the new Builders' Exchange Building in San Jose, (1950, Structure of Merit), as well as the Teamsters Building, the Martha Street Firehouse, and the San Jose-Alviso Municipal Court Building. Jaekle also worked as the principal architect for the McKeon Construction Company on the development of Rosemary Gardens, a large post-war subdivision comprised of semi-identical Ranch style houses with integral garages. Around the same time, Jaekle was also associated with designs for the Willow Glen, Shasta-Hanchett Park and Rose Garden neighborhoods in San Jose.¹

Jaekle's commercial work included the design of various bakeries, a Safeway grocery store, a strip mall development at 992-998 North Fourth Street in San Jose, as well as the Regal Pale Brewery and the Hawaiian Gardens restaurant in San Jose. By 1960, Jaekle had moved to Saratoga, California, where he remained until his death in 1972. Based on a review of his known works, Jaekle clearly enjoyed a prolific career, although the overall quality of his work does not appear to qualify him as a master architect.

¹ Jack Douglas, SAH, "Donnell Jaekle: Prolific Designer," *Continuity*, Vol. 21, No. 2, Summer 2010, 15-16.

It is therefore determined that 312 Texas Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 312 Texas Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

312 Texas Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

312 Texas Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
☐ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, *Senior Preservation Planner*

Date: 2-24-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



312 Texas Street primary façade (Google Maps)



312 Texas Street satellite view looking west (Google Maps)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0258E
Project Title: 445 Hayes/ 344 Linden Street
Zoning: Hayes NCT (Hayes-Gough Neighborhood Commercial Transit)
District
40-X Height and Bulk District
Block/Lot: 0817/023
Lot Size: 2,996 square feet
Project Sponsor: Eric Jacobs-EJ Built
(415) 377-0425
Staff Contact: Laura Lynch - (415) 575-9045
Laura.lynch@sfgov.org

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Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located in the Western Addition neighborhood, on a block bounded by Gough, Linden, Hayes, and Octavia Streets. The project site, which includes two existing buildings, is located on a through-lot, mid-block, fronting both Linden and Hayes Streets. The proposed project is limited to the building fronting Linden Street (344 Linden Street), which is currently vacant. The existing two-story retail building fronting Hayes Street, would remain unchanged.

EXEMPT STATUS:

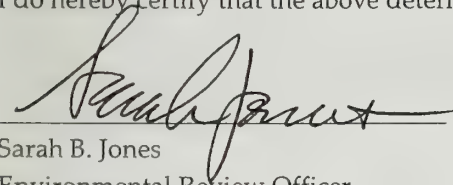
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(a))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer

March 4, 2014
Date

cc: Eric Jacobs, Project Sponsor
Elizabeth Watty, Current Planning
Kelly Wong, Preservation Planner

Supervisor London Breed, District 5
Historic Preservation Distribution List
Virna Byrd, M.D.F.

GOVERNMENT
DOCUMENTS DEPT

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PROJECT DESCRIPTION (continued):

The proposed project would include interior renovations, rehabilitation of the structure and alterations to the façade of the 344 Linden Street building for use as a restaurant. Interior renovations would include a new concrete and wood floor, an accessible entrance and restroom, and installation of new doors.

Project Approvals

The proposed project would require building permits from the Department of Building Inspection (DBI) for a change of use, façade alterations and interior tenant improvements.

Approval Action If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject building is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential or if it is within a potential historic district.

The site is located within two historic districts, the Hayes Valley Commercial Historic District (locally eligible in 2009) and the Hayes Valley Residential Historic District (listed on the California Register in 1997). To provide staff with further background information, a Historic Resource Evaluation¹ (HRE) and Historic Resources Evaluation Report (HRER)² were prepared for the subject building at 344 Linden Street. The reports concluded that the entire property was identified as a contributor to the eligible Hayes Valley Commercial Historic District as part of the Market Octavia Survey; however, 344 Linden Street was not evaluated in detail as part of the survey. The project specific façade renovation would be limited to the building at 344 Linden Street, originally constructed as a stable and subsequently used as a washroom and boiler for a commercial laundry facility at 445 Hayes Street. Previous known alterations to the building include: construction of band windows, insertion of a garage door and opening, and a small addition at the northwest corner of the building. The HRE concluded that as a result of the alterations listed above, the individual structure at 344 Linden Street is not a contributor to either historic district.

¹ Historic Resource Evaluation 344 Linden Street, Ver Planck Historic Preservation Consulting, June 22, 2012. This document is available for review as part of the case number 2013.0258E at the San Francisco Planning Department, suite 400, 1650 Mission Street, San Francisco, CA.

² Historic Resource Evaluation Response, Part II, San Francisco Planning Department, September 30, 2013. This document is available for review as part of the case number 2013.0258E at the San Francisco Planning Department, suite 400, 1650 Mission Street, San Francisco, CA.

Although the 344 Linden Street building is not considered a contributor to either district, it is located on a property that is within the Hayes Valley Commercial Historic District and the Hayes Valley Residential Historic District. Consequently, the proposed project at 344 Linden Street was evaluated for its consistency with the two districts' character-defining features and the Secretary of the Interior Standards for Rehabilitation. The HRER found that the proposed project would retain the character-defining features of both districts, including the following: one story commercial use building, wood frame construction and frontages on both sides of a through-lot (main street and alley). The HRER further concluded that the proposed project would improve the overall character of both historic districts by altering the existing non-contributing façade at 344 Linden Street through the insertion of a new ground floor storefront that is of a compatible design and character. As a result, the HRER found that the project would not have a significant historic resource impact, as defined by CEQA.

Hazardous Materials. Due to its former use as a laundry facility, the project site was enrolled in the Voluntary Remedial Action Program overseen by the Department of Public Health (SFPDH). A Phase 1 Environmental Site Assessment³ was prepared for the property which concluded that there are no identified releases or threatened releases of hazardous substances, and that surrounding land uses have a low probability of contaminating soil and groundwater resources. Also, while the previous use included a laundry facility and was listed as a dry cleaning use from 1962-1982, it was reported to be a drop-off facility and no dry cleaning was done on site. The Phase 1 recommended that oil-stained non-hazardous debris should be removed from the intact floor slab and no further investigation of the project site would be necessary. In addition, the project received a letter from the SFPDH⁴ stating that based on the information provided no further environmental investigation or mitigation will be required.

Exemption Class. Under CEQA State Guidelines Section 15301(a), or Class 1, interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempt from environmental review. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have any significant historical resource or hazardous materials impacts. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ *Environmental Site Assessment 445-447 Hayes Street San Francisco, California, 94102*, AllWest Environmental, Inc., November 1, 2010. This document can be reviewed under Case Number 2013.0258E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

⁴ San Francisco Department of Public Health, *Conditional Exclusion from Voluntary Remedial Action/Maher Program Requirements 445 Hayes Street/344 Linden Street, San Francisco CA, SMED 926*, June, 04, 2013. This document can be reviewed under Case Number 2 013.0258E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 9, 2014
Case No.: 2013.0258E
Project Address: 344 Linden Street / 445 Hayes Street
Zoning: Hayes-Gough NCT (Neighborhood Commercial Transit)
40-X Height and Bulk District
Block/Lot: 0817/023
Date of Review: January 9, 2014 (Part II)
Staff Contact: Kelly H. Wong (Preservation Planner)
(415) 575-9100
kelly.wong@sfgov.org

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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

344 Linden Street / 445-47 Hayes Street is a rectangular-shaped lot measuring 25 feet x 120 feet located between Octavia Street and Gough Street and contains two buildings, a two-story wood-frame, Classical Revival-style, mixed-use building on Hayes Street (445-447 Hayes Street) and a one-story wood-frame, utilitarian stable/garage/shop on Linden Street (344 Linden Street).

The subject parcel contains two buildings and is located within the boundaries of two eligible historic districts: the eligible Hayes Valley Commercial Historic District, which was found to be locally eligible in 2009, and the Hayes Valley Residential Historic District, which was listed in the California Register in 1997 and updated in 2009. Given the status code of 5D3, the entire property was identified as a contributor to the eligible Hayes Valley Commercial Historic District in 1997. 344 Linden Street was not evaluated in detail as part of this survey and was assumed to also contribute to the district. For the purposes of this project, a Historic Resource Evaluation (HRE) was completed by VerPlanck Historic Preservation Consulting (dated June 22, 2012) to study the Linden Street building in detail. This HRE found that 344 Linden Street has experienced several alterations after the period of significance identified for the eligible historic district and no longer retains sufficient integrity to convey its significance as an early 20th century commercial building. The Department concurs with the findings of this report and 344 Linden Street should be considered a non-contributor to the Hayes Valley Commercial Historic District. 445-447 Hayes Street continues to contribute to the Hayes Valley Commercial Historic District and the status code of 5D3 remains accurate for this building. Although the subject parcel is also located within the boundaries of the California Register-listed Hayes Valley Residential Historic District, both 344 Linden Street and 445-47 Hayes Street are non-contributors to this district.

Based on its location within the boundaries of two historic districts, 344 Linden Street / 445-47 Hayes Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character-defining features of the Hayes Valley Commercial Historic District and Hayes Valley Residential Historic District include:

- 1-3 story commercial/mixed use buildings (a few examples of industrial buildings);
- Wood frame construction (a few examples of masonry and concrete construction);
- Importance of ground floor as public realm element;
- Basic storefront configuration of bulkhead (usu. 18" high), glazing and transom;
- Usually 25'-35' wide lots, with three bays (storefront, recessed entry, storefront);
- Frontage on 2 sides of through-lots (main street and alley);
- Common building types: Victorian-era flats and dwellings, apartments and mixed use with ground floor commercial use;
- Uniform modulation at ground floor;
- Vertical mullions/divisions frame and divide each tenant space to create fine grained rhythm to ground floor;
- Recessed entrances are common; and
- Cornice or strong roof element.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: July 27, 2013 by Sagan Piechota Architecture.

Project Description

The proposed project is limited to the rehabilitation of 344 Linden Street, originally constructed as a stable and subsequently used as a wash room and boiler for a commercial laundry facility. 344 Linden Street consists of four different sections constructed between ca. 1907 and ca. 1960 and is a one-story wood frame stable/garage/shop at the rear of the parcel. The structure has a utilitarian façade with rustic channel horizontal wood siding, a single garage door opening and a band of three wood windows to its right, and stepped parapet that conceals a butterfly roof behind. Known alterations to this building include: construction of band of windows in 1941; insertion of the garage door opening ca. 1960; small addition at northwest corner of building containing a toilet room ca. 1960.

The proposed project includes the removal of a portion of the south elevation for the creation of a new opening, installation of a new storefront system and entrance setback from the face of the building, and installation of a retractable garage door at the face of the building.

In detail, 344 Linden Street would be altered as follows:

- Removal of a portion of the existing south elevation including existing garage door opening and band of three wood windows to create a new opening;
- Infilling portions of existing garage to match existing exterior siding;
- Installation of a new contemporary painted steel storefront system and framed entrance door setback 5'-0" from the face of the building;
- Installation of a new painted steel, clear glass and translucent polycarbonate panels retractable overhead garage door at the opening and aligned with the face of the building that acts as a canopy when open during the day;
- Painting existing exterior siding; and
- Interior remodel (tenant improvement for new restaurant use);

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the eligible historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1.

The property will be used as it was historically or be given a new use that requires minimal change its distinctive materials, features, spaces, and spatial relationships.

The project proposes to rehabilitate the former laundry wash room into a restaurant. The property will remain a commercial/retail use and maintain the overall commercial character of the Hayes Valley Commercial Historic District and the Hayes Valley Residential Historic District.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project is limited to the altered elevation of the 344 Linden Street building and will include the removal of a portion of the south elevation, creation of a new opening, installation of a new storefront system and entrance setback from the opening, and the installation of a new retractable garage door at the face of the opening. The proposed project will improve the overall character of the historic districts by altering the existing façade at 344 Linden Street through the insertion of a new ground floor storefront that is of a compatible design and character. The proposed project maintains the historic character of both historic districts, as defined by its character-defining features, which are composed of the following:

- 1 story commercial use building;
- Wood frame construction;
- Public realm element at ground floor;
- Basic storefront configuration of bulkhead, glazing and transom;
- Wide lot with three bays (storefront, recessed entry, storefront);
- Frontage on 2 sides of through-lot (main street and alley);
- Victorian-era flats and dwellings, apartments and mixed use with ground floor commercial use;
- Uniform modulation at ground floor;
- Vertical mullions/divisions frame and divide each tenant space to create fine grained rhythm to ground floor;
- Recessed entrance;
- Cornice and strong roof element.

The proposed project does not result in the removal of any historic materials or alteration of features or spaces in the districts, nor does it physically impact or visually obscure any adjacent contributing buildings on the subject block. No new work is proposed for the subject building at 445 Hayes Street. The historic features of the property will be retained and new features will be compatible with the the character of the existing building and surrounding historic district. The new retractable garage door, new storefront system and entrance are consistent with the character-defining features of the district including height, massing, materials, and articulation at the façade. The project does not propose to remove any distinctive materials or alter features, spaces, and spatial relationships that characterize the property. The new storefront system with

entrance will be setback from the face of the building to accommodate outdoor seating. The new retractable garage door will be used as a canopy when open during the day and as a garage door flush with the face of the building when closed at night. The new alterations are visible from the public right-of-way and will not alter the character or appearance of the property. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the creation of a new opening, installation of a new storefront system and opening, and installation of a new retractable garage door within two overlapping historic districts. These features will be compatible with adjacent historic fabric and will be recognized as new alterations and constructed of contemporary materials. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed project includes the alteration of the façade at 344 Linden Street, built in 1941 and remodeled ca. 1960, decades after the period of significance for both the Hayes Valley Commercial Historic District (1855-1929) and Hayes Valley Residential Historic District (1860-1920). Changes at this façade have not gained significance in their own right under any criteria.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project is limited to the alteration of the non-historic south façade at 344 Linden Street including the insertion of a new opening and storefront system that will not alter the distinctive materials, features, finishes and craftsmanship that characterize the subject property or surrounding historic district. The proposed project will not result in the removal of any distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves the insertion of a new opening and storefront system and will not destroy historic materials, features, and spatial relationships that characterize the property.

The design of the ground floor commercial storefront references the overall pedestrian-scale of Linden Street and the overall configuration of traditional storefronts in Hayes Valley including horizontal divisions into bulkhead, glazing and transom sections. The ground entrance is recessed and the retractable garage door acts as a strong roof element during the day when open during the day.

The new storefront and retractable garage door are contemporary in design and materials (use of painted steel, glass, and polycarbonate panels) so that new materials clearly read as contemporary interventions. No new additions are proposed and the massing, height, scale and proportion of the existing building will be retained. The new elements to the property will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed new construction will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to be compatible with the proportion and detailing of the existing historic features of the building and surrounding historic district. ~~If these new features were removed in the future, the essential form and integrity of the property and historic district would be unimpaired.~~

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-13-2014

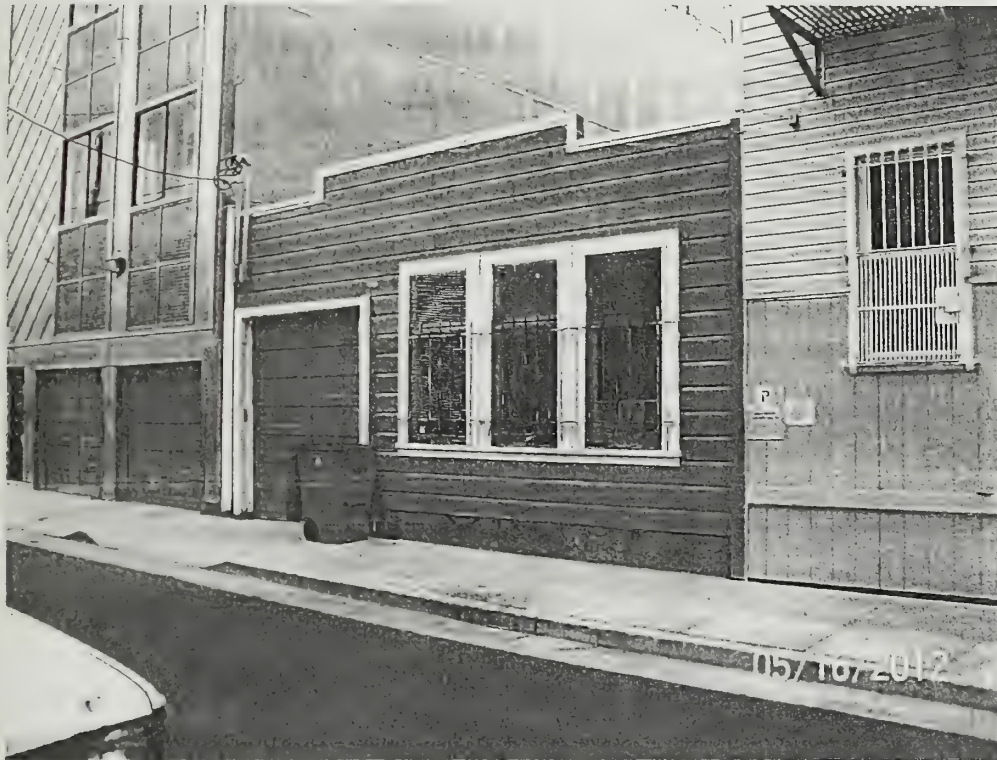
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

KW: G:\Kelly\02_Projects\HRERs\344 Linden_445 Hayes\344 Linden Street HRER_Part II_WONG.docx

HISTORIC RESOURCE EVALUATION

344 LINDEN STREET & 445 Hayes ST

San Francisco, California



June 22, 2012

Prepared by

Verplanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1932 Great Highway		2086/002E	
Case No.	Permit No.	Plans Dated	
2014.0091E		received 12/27/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovate existing two-story single-family home. At front, reconfigure first-floor entry, add bay and deck at second floor, replace siding, and add parapet. At rear, remove cantilevered room and add first-floor room with deck above.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Work would be performed on previously developed portion of lot.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties <i>(specify or add comments):</i>
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☒	9. Reclassification of property status to Category C. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> : RECLASSIFIED THROUGH PTR FORM, DATED 3/10/14
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Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature:

[Signature] 3/10/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
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☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: E. TUFFY	Signature or Stamp: <i>[Signature]</i> 3/10/14
	Project Approval Action: Select One BLDG. PERMIT *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/5/2014	Date of Form Completion	3/10/14
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PROJECT INFORMATION:		
Planner:	Address:	
Eiliesh Tuffy	1932 Great Highway	
Block/Lot:	Cross Streets:	
2086/002F	Ortega St. and Pacheco St.	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0091E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	Rec'd 12/27/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☐ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Supplemental building information for 1932 Great Highway, which was researched by the project architect, shows that the subject property is a one-story over basement, 5-1/2 room single family house originally constructed in 1944. The original permit (issued May 31, 1944) lists the construction cost to erect the frame dwelling at \$4,000. No architect is identified on the permit. United Housing Corporation, whose offices were located in the Russ Building in downtown San Francisco, is listed as the contractor.

Historic Sanborn maps show the footprint of the building has remained the same since at least 1950. Permit history shows several major facade alterations over the years which have obscured any original finishes. In 1959, when the building was 15 years old, a permit was sought to "Remove as much wood as possible and balconies" in favor of precast stone veneer and "willow green" aluminum siding. About 30 years later, in 1991, another permit for exterior work removed the aluminum siding and some stucco in an unknown location in order to install the wood siding that is currently on the building. The final inspection for that work shows that windows were also replaced as of Feb., 1992. Virtually all original historic fabric is no longer extant on the publicly visible portions of the exterior.

Neither the property owner and occupant information, nor the contractor information revealed an association with persons considered significant to state or local history (Criterion 2).

The research for this individual property was also review in the larger context of the "Sunset District Residential Builders, 1925-1950: Historic Context Statement", and found not to be eligible either individually or as part of an historic district for historic events (Criterion 1) or as the work of a master (Criterion 3). The property does not yield information about the area's prehistory (Criterion 4) to qualify it for California Register eligibility. Therefore, 1932 Great Highway is not eligible for listing in the California Register on its own or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	3-10-2014



1932 Great Highway, primary façade (Google street view image)



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
369 Duncan St		6601/032	
Case No.	Permit No.	Plans Dated	
2014.0296E			
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Two-story addition to two-story single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jeanie Poling 2/24/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

- | | |
|-------------------------------------|--|
| ☐ | Category A: Known Historical Resource. GO TO STEP 5. |
| ☒ | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4. |
| ☐ | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>PR2 form dated 3/10/2014.</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <i>Antelena Hilgert</i> 3/11/2014	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Antelena Hilgert</i>	Signature or Stamp: <i>Antelena Hilgert</i> 3/11/2014
	Project Approval Action: Select One <i>Building permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/10/2014
---------------------------------	--	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	369 Duncan Street	
Block/Lot:	Cross Streets:	
6601/032	Church and Sanchez Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0296E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	01/24/2014
-----------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated January 2014).	
Proposed project is for a seismic upgrade and vertical addition.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated January 2014), the subject property at 369 Duncan Street contains a one-story over garage, wood frame, single-family residence constructed in circa 1896. The subject building was originally constructed as a Flat Front Italianate style building, and was modified to its current appearance in 1912. Documented exterior alterations to the property include: construction of a rear addition and front porch (between 1900 and 1914), construction of an angled bay window on the primary façade (1912), insertion of a garage underneath the bay window (1925), and reroofing (1995).

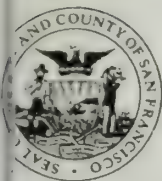
The subject property has been significantly altered and no longer represents its original appearance as a Flat Front Italianate style single-family residence. The subject building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The subject building was constructed at the end of the initial period of development in Noe Valley. The subject block contains a range of construction dates and property types. The subject block contains clusters of Victorian-era buildings with varying levels of integrity and many infill buildings also exist. The area does not articulate a cohesive architectural expression such that it would qualify for listing in the California Register as a historic district.

Therefore, 369 Duncan Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jma da</i>	3-10-2014





SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR 18 2014

CEQA Categorical Exemption Determination SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
35 Parker St		1037/006	
Case No.	Permit No.	Plans Dated	
2013.1864E		11/06/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Relocate front entry and reconfigure to capture portion of the existing porch for livable space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Per GIS database and scope of work, Historic Preservation is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional): See attached HRER. Determined to be a resource as a contributor to a potential historic district. Project adheres to SDRS.

AK 3/12/14

Preservation Planner Signature: A. Kirby 3/12/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☐	No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp:
--	--

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

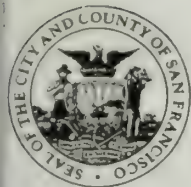
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 13, 2014
Case No.: 2013.1864E
Project Address: 35 Parker Avenue
Zoning: RH-1(D) – Residential-House, One-Family-Detached
40-X Height and Bulk District
Block/Lot: 1037/006
Date of Review: December 26, 2013 (Part I)
February 13, 2014 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

35 Parker Avenue is located on Parker Avenue between Euclid and California streets in the Jordan Park neighborhood of the Presidio Heights district. The property is located on a rectangular plot that measures 120 feet wide by 42 feet deep within a RH-1 (D) (Residential - House, One-Family, Detached) Zoning District and a 40 -X Height and Bulk District.

35 Parker Avenue was constructed in 1910 by architect Frederick J. Reinhardt for the property owner Martin Newall. It is a two-story-over-basement Craftsman style building with an attic and detached garage to the rear of the lot. The primary entrance is set at the end of a covered porch that runs along the south façade approximately two-thirds of the building depth. The primary (east) façade is clad in shingles with clinker bricks at the basement level. A front facing gable is supported by decorative braces.

The character-defining features of the subject property include the following:

- Two-story over basement height;
- Square/box-like massing;
- Wood shingle cladding;
- Gabled roof with support braces;
- Wood-sash windows with multi-lite upper sashes;
- Covered porch entrance;
- Detached garage accessed by narrow driveway alongside of the house; and,
- Setting of the house on the lot with landscaping in front and side yard setback.

35 Parker Avenue was found to be a contributor to the Jordan Park eligible historic district according to the Historic Resource Evaluation submitted by Tim Kelley Consulting (October, 2013) and staff research, per the Historic Resource Evaluation Response, Part I, completed on December 26, 2013.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: November 6, 2013, by John Lum Architecture, Inc.

Project Description

35 Parker Avenue is a two-story over basement, single-family, wood-frame residence constructed in 1910. The residence is designed in the Craftsman architectural style. The proposal is to relocate the front entrance from its present south-facing location to an east-facing location, visible from the street. Entry porch will be reduced by approximately eight feet, removing one porch bay.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by the Historic Resource Evaluation written by Tim Kelley Consulting in October, 2013.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence. The building's spatial relationship to the neighborhood will not be altered.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

All aspects of the historic character of the building will be retained and preserved. No character-defining materials or architectural elements that characterize the property will be impaired or removed save for a segment of the covered porch. The alteration will minimally impact the building's spatial design, reorienting the door to face the street at a new location while filling in a section of the porch. These impacts take place on a secondary façade and will not impact the most publicly visible portion of the porch.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not are not a part of the proposed project. All contemporary alterations and additions are clearly constructed of new materials.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would result in the loss of a porch bay, a listed distinctive feature, at the secondary façade. This feature will be preserved in the two additional bays closest to the street front. Therefore, the feature will continue to be represented by the building at the most publicly visible portion of the building.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves the relocation and reorientation of the entry door and an enclosure of approximately one-third of the covered porch. The new door will be similar in character, and two vertical sidelights will brace the door, spanning from the top of the door to the porch. They will not, however, result in the loss of the materials, features, and relationships that characterize the property, as they would take place at secondary elevations. Furthermore, the new additions will be contemporary in their material and scale while not detracting from the historic character of the existing structure. The in-fill of the porch bay will retain the majority of the characteristic covered porch and employ the same dividing columns.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

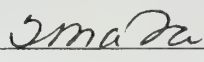
If the proposed entryway expansion were removed, a portion of the historic porch would be lost. The east (primary) façade would not be affected. Therefore the removal of the proposed alteration would not significantly impair the integrity of the historic property or district.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3-10-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

AK: G:\Preservation\35 Parker Ave\35 Parker Ave_Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 26, 2013
Case No.: 2013. 1864E
Project Address: 35 Parker Avenue
Zoning: RH-1(D) (Residential – House, One Family, Detached)
Block/Lot: 1037/006
Date of Review: December 26, 2013
Staff Contact: Alexandra Kirby

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located on Parker Avenue between Euclid and California streets in the Jordan Park neighborhood of the Presidio Heights district. The property is located on a 120 ft x 42 ft rectangular plot within a RH-1 (D) (Residential - House, One-Family - Detached) Zoning District and a 40-X Height and Bulk District.

35 Parker Street was constructed in 1910 by architect Frederick J. Reinhardt for the property owner, Martin Newall. It is a two-story-over-basement Craftsman style building with an attic and detached garage to the rear of the lot. The primary entrance is set at the end of a covered porch that runs along the south façade approximately two-thirds of the building depth. The primary (east) façade is clad in shingles with clinker bricks at the basement level. A front-facing gable is supported by decorative braces.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. However, Jordan Park has been recognized as an eligible historic district, as part of the Department's environmental review process (See Case No. 2009.0298E). The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1910).

Neighborhood Context and Description

The immediate area consists of large-scale, two- and three-story, single-family detached residences largely constructed between 1900 and 1920. To the northwest of the subject property, across California Street, is the California Pacific Medical Center (CPMC) California Campus, while to the south of the subject property is St. Gregory's Church, an Armenian congregation originally constructed in 1909.

The surrounding area possesses a number of high-style residences, which have been designed in a variety of architectural styles, including First Bay Region, Craftsman, Mediterranean Revival and Edwardian-era architectural styles. All of the residences within the immediate vicinity are part of the Jordan Park neighborhood, a western subset of the Laurel Heights neighborhood, that is roughly bounded by California Street (north), Parker Avenue (east), Geary Boulevard (south), and Arguello Boulevard (west).

As noted earlier, Jordan Park has been previously identified as a potential historic district eligible for listing in the California Register of Historical Resources. The adjacent (east) face of Parker Avenue was developed more densely during a later period. The east side of Parker Avenue does not appear to contribute to the eligible historic district for these reasons and is a likely boundary for the potential district.

The Laurel Heights neighborhood, bordered by Geary Boulevard to the south, Arguello Boulevard to the west, California Street to the north, and Presidio Avenue to the east, was first broadly settled in the 1890s. Due to the area's proximity to major cemeteries such as Laurel Hill, then bordered by California, Geary, Parker and Presidio, the area was served by horse car transit, then cable cars from the early 1870s. Most residential development in the area served a high-end market that spilled over from the adjacent Pacific Heights. Sanborn maps indicate that the western portion of Laurel Heights was largely built out by 1915, with a second building boom at the site of the former cemetery shortly after the Second World War.

It should be noted that the immediate blocks surrounding the subject property have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1900 - 1920 ☒ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, Tim Kelley, and found in the Planning Department, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a contributor to an eligible historic district under Criteria 1 (Event) and 3 (Architecture).

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

35 Parker Avenue was constructed in an area known as "Jordan Park," which is part of the Laurel Heights neighborhood. Today, Jordan Park is roughly bounded by California Street to the north, Parker Avenue to the east, Geary Boulevard to the south, and Arguello Boulevard to the west.

Originally, Jordan Park was part of the sparsely populated western portion of the City, which was later occupied by a number of cemeteries. From the 1850s through the 1870s, the western portion of the city was developed with only a handful of ranches and dairy farms. Much of what is now the Laurel Heights neighborhood was occupied by a four cemeteries owned by the Laurel Hill Association, known as the "Big Four," including the Lone Mountain Cemetery (later renamed Laurel Hill Cemetery), Calvary Catholic Cemetery, the Masonic Cemetery, and the Independent Order of Odd Fellows Cemetery. In 1891, the Laurel Hill Association sold approximately 40 acres of land, located between California Street, Parker Avenue, Geary Boulevard, and Arguello Street, to developer, James Clark Jordan, son of Eben D. Jordan, a "millionaire merchant of Boston." Between 1900 and 1920, Jordan and his company, the San Francisco and Suburban Building Society, began development of a residential neighborhood known as Jordan Park. The San Francisco and Suburban Home Building Society was managed by architect and developer, Joseph A. Leonard, who garnered acclaim for building homes in Alameda and Berkeley. Leonard's association with Jordan Park was short-lived and he is only associated with the neighborhood's initial development and earliest buildings. In April 1908, Leonard was removed from the San Francisco and Suburban Home Building Society over a property dispute. Subsequent to Leonard, Jordan Park continued to develop through and to the 1920s. Jordan Park had a series of development restrictions, which reinforced its character as the first of the City's "residence parks" and ensured an "abundance of light and sun around each residence." These restrictions stated that no house would be more or less than two stories in height and had to be constructed a certain distance from the front property line. Further, each residence had a minimum cost of construction and plans had to be approved in advance of construction. Finally, no stores, flats or apartment buildings were permitted, nor were any stables permitted; however, garages were acceptable. These rules ensured a more affluent clientele—one who could afford an expensive home and an automobile. To promote light and sun, as well as neighborhood character, each lot was designed to be 33.33-ft wide and had sewer, water, gas lines, street paving and sidewalks installed before any construction occurred.

By 1912, Jordan Park was established as a vocal community within San Francisco, particularly as related to the removal of the neighboring cemeteries. By 1947, all of the "Big Four" cemeteries had been removed from San Francisco, and remains has been exhumed and relocated to other cemeteries, mostly in nearby Colma. From this period forward, new residential development came to encompass the Jordan Park neighborhood, and California Street and Geary Boulevard developed into neighborhood-serving commercial corridors. Other notable events in the nearby neighborhood included the construction of the Fireman's Fund Insurance Company Building in 1953 and its later conversion to the Laurel Hill Campus of the University of California in 1985. Today, Jordan Park exists as a single-family residential community with much of its earlier charm and character as a "residence park."

Based on the submitted consultant report and Planning Department records, 35 Parker Avenue is not eligible for inclusion in the California Register individually under Criterion 1 (Events). 35 Parker Avenue is not individually significant within the pattern of residential development that occurred within the

neighborhood. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

However, the subject property is eligible for inclusion in the California Register under Criterion 1 (Events) for its association with the development of Jordan Park. Jordan Park is eligible as a historic district for its association with the pattern of early residential development within the Laurel Heights neighborhood of San Francisco. Specifically, Jordan Park is notable for its planning and architectural character, and as early planned residential community. Jordan Park is one of the first "residence park" communities in San Francisco and is notable for the collection of resources contained therein.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the original owner of the property was Martin Newall, who purchased the land from the Suburban Home Building Society in 1910 and the property remained in the family through 1959. At that time the property was sold to John and Mary Corriea through the Department of Veteran's Affairs. The property has been sold four times since the 1980s, including the most recent sale in 2010 to current owner, Kenneth Zaloom. Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, 35 Parker Avenue is not eligible under Criterion 2, individually or as part of an historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The development of Jordan Park as a whole is associated with architect and developer, Joseph A. Leonard, who additionally garnered acclaim for building homes in Alameda and Berkeley. Leonard came to San Francisco working for the San Francisco and Suburban Home Building Company, which built some of the first "relief shacks" after the 1906 Earthquake and Fire. After laying the foundation for Jordan Park and constructing some of its earliest residences, Leonard went on to develop other neighborhoods in San Francisco, including Ingleside Terrace and Richmond Heights, with the Urban Realty Improvement Company. Leonard's impact on the architecture and planning in San Francisco is evident within the numerous communities that he planned and constructed; therefore, Leonard is considered a master architect/developer.

Although Leonard's association with Jordan Park was short-lived (1900 – 1908), his touch is evident within the planning and overall design of the community. Leonard was one of the early pioneers of the "residence park" concept, which is an outgrowth of the City Beautiful Movement. As noted by author and historian, Woody LaBounty:

In these master planned developments, a house was less a building and more a philosophy, the American ideal of Home. In residence parks, home was a retreat for the white-collar workingman, a refuge where he and his family escaped the vices of the city to meditate on higher thoughts aided by landscaping that included ornamental street elements, such as benches, stairways, plinths, urns, gates, and fountains intended to evoke classical times. Multi-family units, apartment houses, businesses, and animal pens or coops—all nonconforming to the new ideal home life—were banned. Curvilinear lanes

and avenues respected the contours of the lands, replacing inflexible gridded streets, and wound around small parks.¹

In practice, this philosophy translated into curvilinear streets, abundant landscaping, and restrictions on zoning. In San Francisco, Presidio Terrace is recognized as the first "residence park," beginning construction in 1905. However, Jordan Park began its development in 1900, and pioneered many of these early concepts into the overall master plan development. Combined with the landscapes of the surrounding cemeteries, Jordan Park was constructed with wide streets and sidewalks, generous lanes for landscaping and trees, and a requirement for only single-family homes. No apartment buildings or flats were permitted within the early development of Jordan Park.

Architect Frederick J. Reinhardt was the designer of 35 Parker Avenue, although no other known works are associated with the architect, and according to census records his career as an architect was brief (1909 – 1913). The building is an intact example of the Craftsman style, although it does not rise to the level of significance to qualify as an individually eligible under Criterion 3 (Architecture) as possessing high artistic value or as embodying the distinctive characteristics of a type, period, region, or method of construction.

However, 35 Parker Avenue is eligible as a contributing resource to the Jordan Park Historic District, which is eligible for listing in the California Register under Criterion 3 (Architecture). The Jordan Park Historic District is significant as the work of master architect and developer, Joseph Leonard (1850-1929) and as the embodiment of a type and period, an early twentieth-century single-family residential development in the Laurel Heights neighborhood of San Francisco. This district represents one of the first periods of residential development within the surrounding neighborhood and contains a significant collection of high-style single-family residences, which are designed in a variety of architectural styles ranging from the Edwardian-era to Period Revival styles, including Classical Revival, Spanish Colonial Revival, and Mediterranean Revival, to First Bay Tradition. Further, this neighborhood was one of the earliest neighborhoods to integrate landscape and architectural design to create a picturesque residential enclave, which was a hallmark of Joseph Leonard's work and the "residence park" ideal.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

¹ Woody LaBounty, *Ingleside Terraces, San Francisco Racetrack to Residence Park* (San Francisco: Outside Lands Media, 2012) pgs. 54-55.

The subject property has retained integrity from the period of significance noted in Step A (1900 – 1920):

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

35 Parker Avenue retains a good degree of integrity, having undergone few major alterations since it was originally constructed. In 2010, a rear horizontal addition was completed, although the alteration is not visible from the public right of way. Overall, 35 Parker Avenue conveys its significance as a contributor to the Jordan Park neighborhood.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Two-story over basement height;
- Square/box-like massing;
- Wood shingle cladding;
- Gabled roof with support braces;
- Wood-sash windows with multi-lite upper sashes;
- Covered porch entrance;
- Detached garage accessed by narrow driveway alongside of the house; and,
- Setting of the house on the lot with landscaping in front and side yard setback.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-15-2014





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR 18 2014

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4555 19th Street		2701/032	
Case No.	Permit No.	Plans Dated	
2013.1774E		11/22/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel and addition to existing 1 family dwelling unit			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira San Francisco Planning Department 2013-01-15 15:20:00 2013-01-15 15:20:00 Per GIS database, Historic Preservation & Archeo are the only CEQA resource that requires additional review. Calculations of GIS contour lines indicates the slope is less than 20%.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>Per PTR dated 2/27/2014. See attached</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: <i>3/12/14</i>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/27/2014	Date of Form Completion	2/27/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	4555 19th Street	
Block/Lot:	Cross Streets:	
2701/032	Seward and Douglass Streets, at the intersection of Lamson Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1774E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/22/2013
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC, July, 2013.	
The proposal is to construct a vertical and horizontal addition, basement excavation, and full interior remodel of the existing single-family home.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
4555 19th Street was constructed by Swedish immigrant and builder P. Algot Nelson in 1919. The property was first occupied by Alice and Peter Anderson, a local merchant. The residence was sold to Albert Schmidt, a butcher, in 1926. The house has remained in the Schmidt family until recently. The subject property is a one-story-over-garage, wood frame, single-family residence located on the south side of 19th Street in the Castro neighborhood. The building features stucco siding, a false terra cotta tile roof at the front parapet, two projecting bays at the second level, and deeply recessed front entrance and garage at the street level. The parapet projects above the window bays, supported by rustic wood brackets, giving the vernacular building a Mission-Revival influence. Based on historic research conducted by the consultant and preservation planning staff, 4555 19th Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 4555 19th Street is not associated with any historic trends or events in the area or at the subject property as it was constructed late in contrast to the surrounding context; none of the owners appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value. The surrounding neighborhood is entirely residential and eclectic in style and period of construction. Construction dates range from 1906 to 1975 on the subject block with a high concentration of 1917 - 1922 construction, and architectural styles range from Edwardian to Mission revival with many vernacular and heavily altered residences. Overall, 4555 19th Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Maeda</i>	<i>3-10-2014</i>





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2380 Vallejo ST	BLOCK/LOT(S) 0558/018A
------------------------------------	---------------------------

CASE NO. 2013.0561 E	PERMIT NO.	PLANS DATED
-------------------------	------------	-------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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CONTINUED ON PAGE 2

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Slope = or > 20%: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Landslide Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Liquefaction Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** **GO TO STEP 5** per HREC

☐ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- 1. Change of Use and New Construction** (tenant improvements not included).
- 2. Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 5

Project in liquefaction zone. Per plans & application, no excavation or foundation work required. Project requires hist preservation review.

05/04/11

NOTE:

Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify: see HRER memo

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

STOP!

Must file *Environmental Evaluation Application*.

Planner's Signature

Shelley Caltagirone

Date

3/18/14

Print Name

Shelley Caltagirone

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: September 30, 2013
Case No.: 2013.0561E
Project Address: 2380 Vallejo Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0558/018A
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: September 30, 2013 (Part 1)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the north side of Vallejo Street between Fillmore and Steiner Streets in the Pacific Heights neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1908 and designed by William F. Curlett in the Mediterranean Revival style. The building is a three-story, wood-frame, single-family residence clad in smooth stucco and capped by a combination hipped and flat roof.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1908-09).

Neighborhood Context and Description

The Pacific Heights area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or

determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1908-09	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form, staff finds that the subject building appears eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture).

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building is estimated to have been constructed during the early 20th century, which is a major period of development for the area, this pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that any of the owners or others associated with the subject property was a historically important person in our local, regional or national past. Staff performed internet research and historic newspaper research, but found no information on the listed owners or long-term occupants. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was designed by architect William Curlett & Son in 1908-09. No information could be found regarding the builder Betham & Hinds. William Curlett (b. 1846-d. 1914) emigrated from Ireland to San Francisco in 1871. He was an original member of the State Board of Architecture and fellow of the American Institute of Architects. He was one of the most prolific architects on the west coast at the turn of the century. With more than 40 years in practice, his portfolio included numerous projects in a

variety of styles ranging from Victorian to Romanesque. Some of his most noted buildings in San Francisco include:

- Charles Crocker Residence, built 1877, located at California/Taylor Streets (destroyed in 1906)
- The Payne Residence, built 1881, located at 1409 Sutter Street (National Register Landmark)
- William Crocker Residence, built 1888, located at 1150 California Street (destroyed in 1906)
- Clunie House, built 1897, located at 301 Lyon Street (San Francisco Landmark No. 128)
- Mutual Savings Bank, built 1902, located at 704 Market Street
- Shreve Building, built 1905, located at 201 Grant Avenue
- Haas Candy Factory, built 1907, located at 54 Mint Street (National Register Landmark)
- MacDonough Building, built 1907, located at 333-343 Kearny Street
- Phelan Building, built 1908, located at 760-784 Market Street (San Francisco Landmark No. 156)
- Head Building, built 1909, located at 201-209 Post Street
- Federal Hotel, built 1912, located at 1083-1087 Market Street

In total, there are 14 buildings designed by Curlett and located across the nation listed on the National Register. Curlett can be considered a master architect as he was both a leader in the field during his career and, with time, many of his works have been recognized for their local, state, and national historical significance. The subject property is one of his later works, arguably at the height of his ability, and represents his skill designing a residential building on restrained lot in a densely developed urban setting. This property, unlike some of Curlett's commercial buildings and grander residences, expresses an aspect of his work that is more modest in scale than many of the buildings currently listed on local, state or national registers as his works. While modest in scale, the design is well-executed and represents his adept use Mediterranean Revival and Classical details. This style is unique among his local residential landmarks, which are in the Victorian and Queen Anne styles. For these reasons, the subject building appears to be individually eligible for listing on the California Register under Criterion 3.

The property does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity does not contain a significant concentration of historically or aesthetically unified buildings. The area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the immediate area. This finding is informed by recent survey work in the area conducted by the Department in preparation of a Cow Hollow Historic Context Statement.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation, but it should be noted that the significant ground disturbance caused by the infilling of the marshland and lagoon at the turn of the century would likely have disturbed any pre-existing archaeological sites.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long as the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The property retains good integrity from the period of significance of 1908-09. The only alterations appear to be the replacement of the formed metal roofing with asphalt shingles; replacement of the double-hung sash window at the second floor of the front façade with French doors; replacement of the balcony railing with a taller railing in same configuration; installation of a garage at basement level of front façade; and, replacement of the front door replaced with compatible front door in similar style to original. While these changes slightly erode the design and material integrity of the building, the building retains sufficient integrity in all categories to express its historical significance.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building are the following:

- three-story height
- narrow, rectangular plan
- combination hipped and flat roof form
- symmetrical fenestration pattern
- side setbacks for the recessed entry and front light-well and generous front setback
- stucco wall cladding
- formed metal roof cladding imitating red clay tile roof (where extant at the rear)
- wood-framed, double-hung sash and casement windows
- ornamentation at the primary facades, including stucco and wood trim and ironwork (altered)

CEQA Historic Resource Determination

- ☒ Historical Resource Present
☒ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 10-7-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: February 25, 2014
Case No.: 2013.0561E
Project Address: 2380 Vallejo Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0558/018A
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
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San Francisco,
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Information:
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PART II: PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: January 22, 2014

Project Description

The proposal is to renovate the existing single-family, 4,000-sf residence at 2380 Vallejo Street by repairing and replacing windows in-kind, adding a 228-sf stair penthouse and roof deck, and infilling a portion of the east side yard at the second and third floor levels. The stair penthouse would be set back approximately 14' from the front façade, 5' from the west property line, and 10' from the east property line. The side yard infill addition would be setback a minimum of approximately 14' from the front façade. The work would restore the third floor front center window and balcony to their original configurations as shown in the original building plans.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property would continue to be used as a single-family residence and would be renovated for contemporary living in a manner that preserves its distinctive characteristics.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The existing non-historic front window and balcony would be replaced to restore their original dimensions, configurations, and details.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not a part of the proposed project. All contemporary alterations and additions would be constructed of new, yet compatible, materials. The stair penthouse would have contemporary windows proportions that distinguish the feature from the historic portions of the building. The side addition would be clad in flat stucco with no fenestration or details. It would be distinguished from the historic portions of the building by its lack of ornamentation.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not result in the loss of distinctive features. The stair penthouse construction would require removal of a portion of the roof structure, but this section is not visible from the public right-of-ways and the form of the hipped roof would still be legible. The proposed side addition would require removal of four double-hung windows on the side, minimally-visible elevation. This area is deeply shadowed by the projecting roof above and the windows are not character-defining features of the resource.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The work would replace deteriorated wood windows and the new windows would match the old in terms of design and materials.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the

old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes a new stair penthouse and roof deck that would be set back approximately 14' from the front façade. It also includes a side yard addition that would be setback approximately 14' from the front façade at the third floor level and approximately 18' at the second floor level. The side addition would be approximately 3' wide and would be located in an area that is deeply shadowed by the historic overhanging roof and that is substantial set back from the front facade. Moreover, its placement would not require the removal of any character-defining features of the resource as the windows and stucco-clad wall in this area do not contribute to the design of the building. The stucco-clad side addition would be compatible in terms of its placement, scale, form, and materials, and it would be differentiated from the historic building by its lack of ornamentation and trimwork.

The proposed stair penthouse location is determined by the existing site and building conditions. It could not be moved further north towards the rear of the building or reduced in height without requiring a significant reconfiguration of the interior spaces, which largely retain their historic arrangement. The current design allows the residents to utilize and extend the historic stairwell while providing the minimum required ceiling height and step and landing sizes. Since the penthouse cannot be practically constructed in a way that makes it completely invisible from the street, it has been designed in a manner that is visually compatible with the historic design of the building so that it does not call undue attention to itself. It is designed with a combination hipped and flat roof, with the hipped form visible from the street. This form blends well with the lines of the historic roof form. The penthouse is placed slightly off-center because of the placement of the historic stairwell, and this asymmetry helps to distinguish the feature from the symmetrically organized historic façade below. The generous side setbacks for the penthouse mean that it is not visible in the more angled views from the street. The stair penthouse would be clad in stucco and capped with a composite shingle roof to blend with the historic features of the building. It would have contemporary windows proportions that distinguish the new feature from the historic portions of the building. The relatively high percentage of glazing in the penthouse addition also lightens its perceived volume. Overall, the design of the two additions complies with Standard 9.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed additions were to be removed, then the roof and east wall of the subject building would require repair, but this removal would not impair the integrity of the historic property.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 3-10-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SUBJECT PROPERTY
FRONT FACADE

2380 VALLEJO ST



SAN FRANCISCO
PLANNING DEPARTMENT

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**Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW**

Case No.: 2012.1362E
Project Title: 2198 Market Street
Zoning/Plan Area: Upper Market Neighborhood Commercial – Transit District;
40-X and 60/65-X Height and Bulk Districts
Block/Lot: 3542/039
Lot Size: 18,830 square feet
Project Sponsor: Victor Gonzalez, Greystar Development – (415) 810-9052
Staff Contact: Christopher Espiritu – (415) 575-9022
christopher.espiritu@sfgov.org

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project would include the construction of a new 4- to 6-story, mixed-use, building on an existing vacant lot. The approximately 18,830-square-foot (sq ft) project site is located in the Castro/Upper Market neighborhood, on a block bounded by 14th Street to the north, Market Street to the south, Church Street to the east, and Sanchez Street to the west. The proposed project would include the construction of a new residential and commercial building consisting of 87 dwelling units (75,935 sq ft), 680 sq ft of ground-floor office space on Sanchez Street, and 5,130 sq ft of ground-floor retail space along Market Street. The project site is located within the boundaries of the Upper Market Neighborhood Commercial Transit District and the Market & Octavia Neighborhood Plan Area.

EXEMPT STATUS:

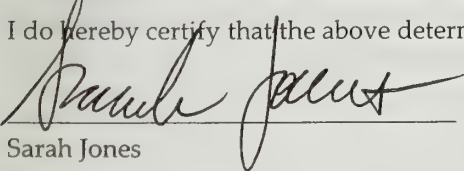
Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines California and Public Resources Code Section 21083.3

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Sarah Jones
Environmental Review Officer

March 19, 2014
Date

cc: Victor Gonzalez, Project Sponsor
Michael Smith, Current Planning
Historic Preservation Distribution List

Supervisor Scott Wiener, District 8
Virna Byrd, M.D.F./ Distribution List
Exclusion/Exemption

PROJECT DESCRIPTION (continued):

The project site is an irregularly-shaped lot and is currently vacant, but was formerly occupied by a gas station that was demolished in 2007. A Remedial Action Completion Certification letter was issued by the Department of Public Health in April 2012 certifying the removal of underground storage tanks and soil remediation of the project site.¹ The proposed building would be approximately 40 to 65 feet tall with four stories located along Sanchez Street and six stories along Market Street. The proposed project would include a mix of one- to two-bedroom units on each floor, with 52 one-bedroom units and 35 two-bedroom units. The proposed project would provide 34 off-street parking spaces and 89 bicycle parking spaces within a basement-level garage accessed from an entrance on Sanchez Street.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization to allow development on a lot exceeding 10,000 sq. ft. and to allow a non-residential use exceeding 6,000 sq. ft and the installation of an off-street parking entrance along Sanchez Street, a City bicycle route.
- **Variance** (*Zoning Administrator*). The proposed project would require variances from the Planning Code as the project would not meet the Code-required rear yard, allowable lengths for permitted obstructions (bay windows), and dwelling unit exposure under Sections 134, 136 and 140.
- **Site Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a site permit.
- **Encroachment Permit** (*Department of Public Works*). The proposed project would require approval from DPW for construction of a bulb-out within the public right-of-way.

While the proposed project requires multiple approvals, the overall development will be collectively reviewed by the Planning Commission and the Zoning Administrator at a consolidated hearing. Approval Action for the proposed project would be granted through the approval of the conditional use authorization under the Planning Code. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

¹ San Francisco Department of Public Health, Remedial Action Completion Certificate—Underground Storage Tank (UST) Case, Former Shell Service Station, 2198 Market Street, San Francisco, LOP Case Number: 11814, April 11, 2012. This document is on file and is available for review as part of Case No. 2012.1362E at 1650 Mission Street, Suite 400, San Francisco, California.

REMARKS (continued):

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, and (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

The Planning Department reviewed the proposed project for consistency with the Market and Octavia Plan and for the potential for the proposed project to result in significant impacts not identified in the Market and Octavia Plan Programmatic Environmental Impact Report (FEIR) certified on April 5, 2007. The proposed mixed-use project is consistent with the land use and density specified for the parcel in the Market and Octavia Plan. The Plan permits retail use on the ground floor with residential uses, with no density limit, on the upper floors on this parcel.

This determination evaluates whether there are any potential project-specific environmental effects peculiar to the proposed project at 2198 Market Street, and incorporates by reference information contained within the FEIR.² The project-specific analysis used to evaluate whether the project would result in any significant impacts is summarized in this document and the referenced checklist.³

This determination concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the FEIR. This determination does not identify new or additional information that would alter the conclusions of the FEIR. This determination also identifies mitigation measures contained in the FEIR that are applicable to the proposed project. Relevant information pertaining to prior environmental review conducted for the FEIR is included below, as well as an evaluation of potential environmental effects.

² Market and Octavia Neighborhood Plan Final EIR (Case No. 2003.0347E; State Clearinghouse No. 2004012118), certified by the San Francisco Planning Commission on April 5, 2007. The certification was appealed and upheld by the San Francisco Board of Supervisors on June 19, 2007.

³ San Francisco Community Plan Exemption Checklist, 2198 Market Street. This document is on file and is available for review as part of Case No. 2012.1362E at 1650 Mission Street, Suite 400, San Francisco, California.

The FEIR found the implementation of the Area Plan project would result in potentially significant impacts in the following initial study checklist resource categories: Cultural and Paleontological (Archeological), Transportation, Air Quality, Shadow and Wind, Geology and Soils, Hazards and Hazardous Materials. Additionally, since the publication of the FEIR, the CEQA guidelines have been revised to include the analysis of a project's potential impact on Greenhouse Gas Emissions, Mineral and Energy Resources, and Agriculture and Forest Resources. This certificate includes an evaluation of the project's potential contribution to the impacts on the above-noted resources and if the project would contribute to that impact and a mitigation measure was adopted to reduce those impacts, the project would be required to implement that measure.

Background

On April 5, 2007, San Francisco Planning Commission certified the FEIR for the Market and Octavia Plan (Case No. 2003.0347E; State Clearinghouse No. 2004012118). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Market and Octavia Plan, an element of the San Francisco General Plan. The FEIR analysis was based upon assumed development and activities that were anticipated to occur under the Market and Octavia Plan.

Subsequent to the certification of the FEIR, in April 5, 2007, the Board of Supervisors approved, and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted the "project" analyzed in the Market and Octavia FEIR. The legislation created several new zoning controls which allow for flexible types of new housing to meet a broad range of needs, reduces parking requirements to encourage housing and services without adding cars, balances transportation by considering people movement over auto movement, and builds walkable "whole" neighborhoods meeting everyday needs. The land use, density, and design of the proposed project at 2198 Market Street are consistent with the assumptions used to evaluate future development of the site in the Market and Octavia Plan FEIR.

Individual projects that occur under the Plan undergo project-level evaluation to determine if they would result in further impacts specific to the development proposal, and the site at the time of development, and to determine if additional environmental review is required. This determination concludes that the proposed project at 2198 Market Street is consistent with and was encompassed within the analysis in the FEIR for the Market and Octavia Neighborhood Plan. Further, this determination finds that the FEIR adequately anticipated and described the impacts of the proposed project, and identified the applicable mitigation measures. The proposed project is also consistent with the zoning controls for the project site. Therefore, no further CEQA evaluation is necessary.

Potential Environmental Impacts

The FEIR included analyses of environmental issues including: land use and zoning; plans and policies; visual quality and urban design; population, housing, and employment (growth inducement);

transportation; noise; air quality; wind and shadow; archeological resources; historic architectural resources; hazardous materials; geology and soils; public facilities, services, and utilities; hydrology; and biology. The proposed project is within the allowable density and consistent with the designated uses for the site described in the FEIR and would represent a small part of the growth forecast for the Plan. As a result, the FEIR considered the incremental impacts of the proposed project. The proposed project would not result in any new or substantially more severe impacts than were identified in the FEIR. Topics for which the FEIR identified a significant program-level impact are addressed in this Certification of Determination, while project impacts for all other topics are discussed in the Community Plan Exemption Checklist.⁴ The following discussion demonstrates that the project would not result in significant impacts beyond those analyzed in the FEIR.

Cultural Resources

Archeological Resources

The Market and Octavia FEIR identified potential archeological impacts and identified four archeological mitigation measures that would reduce impacts on archeological resources to less than significant. Mitigation Measure 5.6.A2—General Soil Disturbing Activities (properties with no previous studies)—applies to any project involving any soils-disturbing activities beyond a depth of four feet and located within those properties within the Market and Octavia Plan Area for which no archeological assessment report has been prepared. Pursuant to Archeological Mitigation Measure 5.6.A2 of the Market and Octavia Neighborhood Plan FEIR, a Preliminary Archeological Review was conducted by the Department to determine archeological sensitivity for the proposed project.

Mitigation Measure 5.6.A2 requires the preparation of a preliminary archeological sensitivity study to assess the potential for a proposed project to have a significant impact on archeological resources. Accordingly, the Planning Department's archeologist conducted an archeological assessment of the project site and the proposed project on July 1, 2013. The Planning Department's archeologist reviewed the project plans and technical studies produced for the proposed project.⁵ Based on a review of the proposed ground-disturbance associated with project-related activities and previous ground disturbance at the project site, include the insertion and removal of underground storage tanks, no intact archeological resources are anticipated within the proposed ground-disturbance areas within project site.

Based on this assessment, the Planning Department's archeologist has determined that the project site has a low sensitivity for significant archeological resources, and that no CEQA-significant archeological resources are expected to be affected by the proposed project. Therefore, the proposed project would not result in any significant impacts on cultural resources that were not identified in the Market & Octavia Neighborhood Plan FEIR, and no further mitigation is necessary.

⁴ Ibid.

⁵ Treadwell & Rollo, Preliminary Geotechnical Evaluation — 2198 Market Street, San Francisco, California, November 21, 2012. This document is on file and is available for review as part of Case No. 2012.1362E at 1650 Mission Street, Suite 400, San Francisco, California.

Transportation and Circulation

The Market and Octavia FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified eight transportation mitigation measures, including implementation of traffic management strategies and transit improvements. Even with mitigation, however, it was anticipated that the significant adverse effects at seven intersections and the cumulative impacts on certain transit lines resulting from delays at several Hayes Street intersections could not be fully mitigated. These impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Market and Octavia Plan approval on May 30, 2008.

The proposed project would include the construction of 87 residential units, 680 sq ft of ground-floor office space on Sanchez Street, and 5,130 sq ft of ground-floor retail space along Market Street and would provide 34 off-street parking spaces and 89 bicycle parking spaces within a basement-level garage. Access to the parking garage would be located on Sanchez Street through a new curb cut located near the northwest side of the property. Existing curb cuts located on Market Street and along Sanchez Street, servicing the existing vacant lot, would be removed and replaced with standard curbing.

Trip Generation

Trip generation from the proposed project was calculated using information in the 2002 *Transportation Impacts Analysis Guidelines for Environmental Review* (Transportation Guidelines) developed by the San Francisco Planning Department.⁶ The site is located in the City's Superdistrict 1 traffic analysis area. As set forth in the Transportation Guidelines, the Department evaluates traffic conditions for the weekday PM peak period to determine the significance of an adverse environmental impact. Weekday PM peak hour conditions (between the hours of 4 PM to 6 PM) typically represent the worst-case conditions for the local transportation network. The proposed project at 2198 Market Street would result in an increase of 75,935 sq ft of residential use, 3,700 sq ft of retail use, and 1,145 sq ft of office use on the site. The proposed project would generate an estimated 1,309 person trips (inbound and outbound) on a weekday daily basis, consisting of 379 person trips by auto, 512 transit trips, 273 walk trips and 145 trips by other modes. Table 1, shows the project's calculated daily and PM peak hour trip generation by mode split.

⁶ Laura Lynch, San Francisco Planning Department, Transportation Calculations, February 12, 2013. These calculations are available for review as part of Case No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Table 1. Trip Generation and Parking/Loading Demand

Trip Generation Mode Split	Daily Trips	PM Peak Hour Trips
Auto	379	48
Transit	512	80
Walk	273	30
Other	145	19
Total	1,309	177
Vehicle Trips	240	34
Parking Demand	Short Term	Long Term
Parking Spaces	8	3
Loading Demand	Average Hour	Peak Hour
Loading Spaces	0.15	0.19
Source: <i>Transportation Impact Analysis Guidelines, Transportation Calculations.</i>		

As shown in Table 1, total PM peak hour person trips are estimated to be approximately 177 trips for the proposed project. These trips would be distributed among various modes of transportation, including private automobile, carpools, public transit, walking, and other modes. Of the 177 PM peak hour person trips, 48 would be auto trips, 80 would be transit trips, 30 would be walking trips, and 19 would be trips made via other modes of transportation such as bicycling, taxi, or motorcycle. Due to the project's location near major transit and bicycle routes, the number of vehicle trips would likely be less.

During the PM peak hour, the proposed project would generate an estimated 34 vehicle trips (accounting for the average vehicle occupancy of 1.13 persons per vehicle for this Census Tract). The estimated 34 PM peak hour vehicle trips would travel through the intersections surrounding the project block, but would not substantially increase traffic volumes at these intersections. While the addition of these trips could result in an increase in average delay per vehicle at nearby intersections, the increase would not be substantial or noticeable, and the proposed project would not significantly change the existing levels of service at the affected intersections surrounding the project site.

Traffic

As previously described, proposed zoning changes in the Market and Octavia FEIR anticipated significant impacts to traffic from implementation of the Plan. The project-level analysis determined that 12 intersections would operate at unacceptable levels of service (LOS) in 2025 with implementation of the Plan, as opposed to only nine intersections in the 2025 without Plan implementation.

The proposed project is located on the block bounded by 14th Street to the north, Market Street to the south, Church Street to the east, and Sanchez Street to the west. The nearest intersection for which the Market and Octavia FEIR identified a significant cumulative impact during the weekday p.m. peak hour in the horizon year of 2025 is at Market/Sanchez/Fifteenth Streets (immediately adjacent to the project site). The FEIR determined that the intersection of Market/Sanchez/15th Streets operated at LOS E under existing (baseline) conditions.

Under the 2025 with Plan Conditions, the FEIR found that this intersection would remain at LOS E, but would experience additional PM peak hour delays as implementation of the Market and Octavia Plan would add substantial numbers of vehicles to this intersection. The FEIR found that Plan-added vehicles to this intersection represented a considerable contribution to the cumulative conditions, and thus would result in a significant cumulative impact.

The Market and Octavia FEIR proposed a specific mitigation measure (5.7D) for the Market/Sanchez/Fifteenth Streets intersection that included minor changes to signal timing in conjunction with the addition of a right-turn pocket on the westbound approach on Fifteenth Street. However, the FEIR concluded that the feasibility of implementing this measure could not be fully assessed at that time, because implementation of the signal timing changes would be dependent on later assessments by the San Francisco Metropolitan Transportation Agency (SFMTA) of transit and traffic coordination along Market Street, to ensure that the changes would not substantially affect Muni bus operations, signal progressions, pedestrian minimum green time requirements, and programming limitations of signals. Because the FEIR could not determine whether this mitigation measure was feasible, it could not determine that the measure would reduce the traffic impact at this intersection to a less-than-significant level. Consequently, in certifying the completion of the FEIR, the Planning Commission found that the impact to the Market/Sanchez/Fifteenth Streets intersection was significant and unavoidable. The traffic mitigation measure (5.7D) identified would not apply to the proposed project, since implementation of the proposed mitigation measure would be completed by SFMTA and DPW.

Since the adoption of the Market and Octavia Neighborhood Plan, the City has adopted policies, such as the Better Streets Plan of the General Plan and related Planning Code provisions, and the Upper Market Community Design Plan, that supports the installation of a corner bulb-out at the southeast corner of 15th and Market Streets and that conflict with installation of a right-turn pocket on Fifteenth Street. The Better Streets Plan classifies Market Street as a Ceremonial (Civic) street and states that the treatment for Ceremonial streets should include corner curb extensions (e.g., bulb-outs). Planning Code Section 138.1 states that the Better Streets Plan shall govern the design, location, and dimensions of all pedestrian and streetscape items in the public right-of-way, including curb extensions/bulb-outs. Therefore, the installation of a right-turn pocket at the 15th/Sanchez/Market Streets intersection would conflict with the Better Streets Plan of the General Plan. However, as previously discussed, the proposed 2198 Market Street project is estimated to add approximately 34 PM peak hour vehicle trips to the existing transportation system, but the addition of these trips is not expected to substantially or noticeably increase delay at the intersection of Market/Sanchez/15th streets.

The project site is located within a special design area, the Upper Market Community Design Plan (UMCDP) area. The UMCDP was created through the Upper Market Workshop, a community visioning process, to guide the future of the Upper Market corridor, which is generally defined as Market Street between Castro and Octavia Streets. The workshop was held in the fall of 2007, and included the design review of several locations, including the intersection where the project site is located. The UMCDP encourages a vibrant pedestrian realm, and Figure 4.9B of this Plan shows corner bulb-outs at the Market/Sanchez/Fifteenth Streets intersection. Additionally, the corner bulb-outs would also comply with the City's Transit First Policy which promotes alternative modes of travel other than motor vehicles. The proposed project includes the installation of a corner bulb-out at the northeast corner of Sanchez and Market Streets.

Transit

The Market and Octavia FEIR identified significant and unavoidable cumulative impacts relating to the degradation of transit service as a result of increased delays at the following intersections in the PM peak hour: Hayes Street/Van Ness Avenue, Hayes Street/Franklin Street, and Hayes Street/Gough Street. Mitigation measures proposed in the FEIR to address these impacts included changes to street configurations and traffic patterns. Even with mitigation, however, cumulative transit impacts were found to be significant and unavoidable and a Statement of Overriding Considerations was adopted as part of the Market and Octavia Plan approvals.

Public transit serving the project site and within ¼ mile includes the Muni Metro Historic Streetcar F Line and Muni bus routes 37 and 22. Muni's Van Ness, Church, and Castro stations with access to Muni Metro routes J, K, L, M, N, and T are located approximately ½-mile from the project site, and the 16th Street Station for the Bay Area Rapid Transit District (BART) with access to BART's regional rail lines is located approximately ¾-mile from the project site. No additional transit impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR (to be implemented by the San Francisco Municipal Transportation Agency [SFMTA]) are not applicable to the proposed project. With the development of Central Freeway parcels, the peak hour capacity utilization would not be substantially increased and the impact on Muni operations would be considered as less-than-significant.

Loading

As discussed in the FEIR, new curb cuts would not be allowed on transit preferential streets (which included portions of Hayes Street, Haight Street, Duboce Avenue, 16th Street, Market Street, and other streets within the Area Plan boundaries). Off-street loading facilities for new residential developments located along these streets would need to occur from side streets or back alleyways. The Plan identified that some parcels within the Plan Area would not have access to side streets or back alleyways. As a result, it may be difficult to adequately serve the loading and delivery needs of development projects in these parcels, which would lead to an increased potential for double-parking and the illegal use of sidewalks and bicycle lanes for loading/unloading activities. This would then result in disruptions to the

traffic flow and transit operations on the adjacent streets, and could potentially affect transit, pedestrian and bicycle operations. However, these loading impacts related to the implementation of the Area Plan would not be considered significant and no mitigation measures would be required.

Section 152 of the San Francisco Planning Code does not require any loading spaces for residential uses less than 100,000 sq ft in area, less than 10,000 sq ft of retail use, or less than 100,000 sq ft of office use. The amount of residential and retail floor area proposed for the project site are approximately 75,935 sq ft, 3,700 sq ft, and 1,145 sq ft respectively, therefore no loading spaces are required. Additionally, the proposed project does not include any off-street loading spaces and is therefore in compliance with the Planning Code requirement regarding loading spaces.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Market & Octavia FEIR related to loading.

Pedestrian and Bicycle Conditions

The FEIR notes that the Market and Octavia Plan contains several key bicycle corridors, and that the generally flat terrain combined with major thoroughfares that traverse the project area and the density and mix of uses in the project area provide for bicycle travel. The FEIR also notes that the Market and Octavia Plan contains several key pedestrian corridors, as well as provides a blueprint for new pedestrian facilities and amenities. The FEIR did not identify significant impacts related to bicycle and pedestrian conditions as a result of Plan implementation and no mitigation measures were proposed.

The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths in the area surrounding the project site. Planning Code Section 155.1 requires one bicycle parking space for every one unit in buildings with 100 or less units. The proposed project would provide a total of 89 bicycle parking spaces. There are several bicycle routes near the project site, including bicycle routes 30, 32, 40, 45, 47, 50, 350, 345, and 545. Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle or pedestrian travel in the area. For the above reasons, the proposed project would not result in significant impacts on bicycle safety that were not identified in the Market & Octavia FEIR.

Parking

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;

- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.⁷ The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the

⁷ San Francisco Planning Department. *Transit-Oriented Infill Project Eligibility Checklist for 2198 Market Street*, February 1, 2014. This document is available for review as part of Case File No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new residential, retail, and office uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the additional demand for parking would be 120 spaces. The proposed project would include the provision of approximately 34 vehicle parking spaces and 89 bicycle parking spaces in a basement-level parking garage. Thus, the project would have an unmet parking demand of approximately 86 spaces. While the proposed off-street parking spaces would be less than the calculated parking demand anticipated for the project, this parking shortfall would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. There is limited on-street parking capacity available near the project site along the Sanchez Street frontage and nearby streets such as 15th Street and Henry Street. There are no existing off-street parking lots/garages available within ¼-mile of the project site. Additionally, the project site is well served by local public transit, including the Muni Metro Historic Streetcar F Line and Muni bus routes 37 and 22. Muni's Van Ness and Castro stations with access to Muni Metro routes J, K, L, M, N, and T are located approximately ½-mile from the project site, and the 16th Street BART station with access to BART's regional rail lines is located approximately ¾-mile from the project site. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. The Planning Commission may not support the parking ratio proposed. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission may not support the provision of any off-street parking spaces. This is, in part, owing to the fact that the parking spaces are not 'bundled' with the residential units. In other words, residents would have the option to rent or purchase a parking space, but one would not be automatically provided with the residential unit.

If the project were ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of 120 spaces. As mentioned above, the unmet parking demand could be accommodated within existing on-street parking spaces nearby and through alternative modes such as public transit and bicycle facilities. Given that the unmet demand could be met by existing facilities and given that the proposed project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking shortfall or create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less than significant.

Air Quality

The Market and Octavia FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and short-term construction exhaust emissions. Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Market and Octavia FEIR identified a significant impact related to construction air quality and determined that Mitigation Measure 5.8.A - Construction Mitigation Measure for Particulate Emissions, would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work, in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts would be reduced to a less than-significant level. Since the project would comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction dust. Compliance with the Construction Dust Control Ordinance, as applicable, would ensure that dust-related air quality impacts during project construction would be less than significant. Thus, Mitigation Measure 5.8A would not be applicable to the proposed project.

The Market and Octavia FEIR identified a significant impact related to short-term exhaust emissions from construction equipment and determined that *Mitigation Measure 5.8B – Construction Mitigation Measure for Short-Term Exhaust Emissions* would reduce effects to a less-than-significant level. Since the proposed project includes construction activities, this mitigation measure would apply to the proposed project. In accordance with the Market and Octavia FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 1, below.

Project Mitigation Measure 1 – Short-term Construction Exhaust Emissions (Mitigation Measure 5.8B of the Market and Octavia FEIR).

A. *Construction Emissions Minimization Plan.* Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental

Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:

a) Where access to alternative sources of power is available, portable diesel engines shall be prohibited;

b) All off-road equipment shall have:

i. Engines that meet or exceed either USEPA or ARB Tier 2 off-road emission standards, *and*

ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).⁸

c) Exceptions:

i. Exceptions to A(1)(a) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.

ii. Exceptions to A(1)(b)(ii) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).

iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1 below.

⁸ Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

TABLE A1
OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN SCHEDULE*

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

*How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

**Alternative fuels are not a VDECS

2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than *two* minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.

3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.

4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.

5. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.

B. Reporting. Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

C. Certification Statement and On-site Requirements. Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications. Refer to Appendix E for the Certification Statement.

Implementation of Project Mitigation Measure 1 would reduce potential air quality impacts to a less-than-significant level.

Greenhouse Gas Emissions

FEIR

The State CEQA Guidelines were amended in 2010 to require an analysis of a project's Greenhouse Gas (GHG) emissions on the environment. The Market and Octavia FEIR was certified in 2007 and therefore did not analyze the effects of greenhouse gas emissions. In addition, the Bay Area Air Quality Management District (BAAQMD), the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin), has prepared guidelines that provide methodologies for analyzing air quality impacts under CEQA, including the impact of GHG emissions. The following analysis is based on BAAQMD's guidelines for analyzing GHG emissions and incorporates amendments to the CEQA guidelines relating to GHGs. As discussed below, the proposed project would not result in any new significant environmental impacts related to GHG emissions.

Background

The primary GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and water vapor.⁹ Individual projects contribute to the cumulative effects of climate change by emitting GHGs during demolition, construction, and operational phases. While the presence of the primary GHGs in the atmosphere are naturally occurring, CO₂, CH₄, and N₂O are largely emitted from human activities,

⁹ Additionally, although not a greenhouse gas, black carbon is also recognized as substantial contributor to global climate change.

accelerating the rate at which these compounds occur within earth's atmosphere. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO₂E).¹⁰

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Many impacts resulting from climate change, including increased fires, floods, severe storms and heat waves, already occur and will only become more frequent and costly.¹¹ Secondary effects of climate change are likely to include a global rise in sea level, impacts to agriculture, the state's electricity system, and native freshwater fish ecosystems, an increase in the vulnerability of levees in the Sacramento-San Joaquin Delta, changes in disease vectors, and changes in habitat and biodiversity.^{12,13}

The California Air Resources Board (ARB) estimated that in 2010 California produced about 452 million gross metric tons of CO₂E (MTCO₂E).¹⁴ The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state generation and out-of-state imported electricity) at 21 percent and industrial sources at 19 percent. Commercial and residential fuel use (primarily for heating) accounted for 10 percent of GHG emissions.¹⁵ In San Francisco, on-road transportation (vehicles on highways, city streets and other paved roads) and natural gas (consumption for residential, commercial, and industrial use) sectors were the two largest sources of GHG emissions accounting for 40 percent (2.1 million MTCO₂E) and 29 percent (1.5 million MTCO₂E), respectively, of San Francisco's 5.3 million MTCO₂E emitted in 2010. Electricity consumption (residential, commercial, municipal buildings and BART and Muni transportation systems) accounts for approximately 25 percent (1.3 million MTCO₂E) of San Francisco's GHG emissions.¹⁶

Regulatory Setting

Statewide GHG reduction targets are identified in Executive Order S-3-05 and Assembly Bill 32 (AB 32, also known as the Global Warming Solutions Act). Executive Order (EO) S-3-05 sets forth a series of target dates by which statewide emissions of GHGs would be progressively reduced as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO₂E); by 2020, reduce emissions to 1990 levels

¹⁰ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

¹¹ California Climate Change Portal. Available online at: <http://www.climatechange.ca.gov>. Accessed September 25, 2012.

¹² *Ibid.*

¹³ California Energy Commission, California Climate Change Center, *Our Changing Climate 2012*, July 2012. Available online at: <http://www.energy.ca.gov/2012publications/CEC-500-2012-007/CEC-500-2012-007.pdf>. Accessed August 21, 2012.

¹⁴ California Air Resources Board (ARB), "California Greenhouse Gas Inventory for 2000-2010— by Category as Defined in the Scoping Plan." Available online at: http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_00-10_2013-02-19.pdf. Accessed June 5, 2013.

¹⁵ *Ibid.*

¹⁶ San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgreffe, San Francisco Planning Department. June 7, 2013.

(estimated at 427 million MTCO₂E); and by 2050 reduce statewide GHG emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E). As discussed above, California produced about 452 million MTCO₂E in 2010, thereby meeting the 2010 target date to reduce GHG emissions to 2000 levels. AB 32 requires ARB to develop and implement a plan, known as the Scoping Plan, that sets emission limits and identifies regulations and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

In order to meet the goals of AB 32, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, about 15 percent from 2008 levels.¹⁷ The Scoping Plan estimates a reduction of 174 million MTCO₂E from the transportation, energy, agriculture, forestry, and high global warming potential sectors, see Table 2: GHG Reductions from the AB 32 Scoping Plan Sectors.

Table 2. GHG Reductions from the AB 32 Scoping Plan Sectors¹⁸

GHG Reduction Measures By Sector	GHG Reductions (million MT CO ₂ E)
Transportation Sector	62.3
Electricity and Natural Gas	49.7
Industry	1.4
Landfill Methane Control Measure (Discrete Early Action)	1
Forestry	5
High Global Warming Potential GHGs	20.2
Additional Reductions Needed to Achieve the GHG Cap	34.4
Total Reductions Counted Toward 2020 Target	174
Other Recommended Measures	
Government Operations	1-2
Agriculture- Methane Capture at Large Dairies	1
Methane Capture at Large Dairies	1
Additional GHG Reduction Measures	
Water	4.8
Green Buildings	26
High Recycling/ Zero Waste	
• Commercial Recycling	
• Composting	
• Anaerobic Digestion	9
• Extended Producer Responsibility	
• Environmentally Preferable Purchasing	
Total Reductions from Other Measures	41.8-42.8
Note:	
MTCO ₂ E = metric tons of CO ₂ E (carbon dioxide equivalent)	

¹⁷ ARB, "California's Climate Plan: Fact Sheet." Available online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed August 23, 2012.

¹⁸ *Ibid.*

The Scoping Plan is currently undergoing an update that will define ARB's climate change priorities for the next five years and lay the groundwork to reach post-2020 goals as set forth in EO S-3-05. The update will highlight California's progress toward meeting the near-term 2020 GHG emission reduction goals defined in the original Scoping Plan (2008).

The Scoping Plan also relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 requires regional transportation plans developed by each of the State's 18 Metropolitan Planning Organizations (MPOs) to incorporate a "sustainable communities strategy" (SCS) in each regional transportation plan that will achieve GHG emission reduction targets set by ARB. The Metropolitan Transportation Commission's 2013 Regional Transportation Plan, Plan Bay Area (adopted in July 2013), is the region's first plan subject to SB 375. Implementation of Plan Bay Area is estimated to result in a 6.3 percent reduction in transportation-related per-capita CO₂ emissions by 2035 when compared to 2005 per capita emissions.¹⁹

In addition to statewide GHG reduction efforts, the BAAQMD's *Clean Air Plan*, adopted in 2010, includes a goal of reducing GHG emissions to 1990 levels by 2020 and 40 percent below 1990 levels by 2035. In compliance with the *Clean Air Plan*, the BAAQMD issued CEQA Air Quality Guidelines, providing guidance to local agencies when reviewing projects in the Air Basin that are subject to CEQA. The BAAQMD advises that local agencies may consider adopting a Qualified Greenhouse Gas Reduction Strategy consistent with AB 32 goals and that subsequent projects be reviewed to determine the significance of their GHG emissions based on the degree to which a project complies with a Qualified Greenhouse Gas Reduction Strategy.²⁰

In response, San Francisco prepared *Strategies to Address Greenhouse Gas Emissions* (GHG Reduction Strategy),²¹ which presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's guidelines. As identified in the GHG Reduction Strategy, the City has implemented a number of mandatory requirements and incentives that have measurably reduced GHG emissions including, but not limited to: increasing the energy efficiency of new and existing buildings, installation of solar panels on building roofs, implementation of a green building strategy, adoption of a zero waste strategy, a construction and demolition debris recovery ordinance, a solar energy generation subsidy, incorporation of alternative fuel vehicles in the City's transportation fleet (including buses), and a mandatory recycling and composting ordinance. The strategy also identifies 42 specific regulations for new development that would reduce a project's GHG emissions.

¹⁹ "Summary of Major Revisions and Corrections to the Draft Plan Bay Area." July 18, 2013. Metropolitan Transportation Commission. Available at: <http://www.mtcbayarea.org/regional-initiatives/plan-bay-area/final-plan-bay-area.html>. Accessed October 10, 2013.

²⁰ BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, May 2012. Available online at: http://www.baaqmd.gov/media/Files/Planning%20and%20Research/CEQA/BAAQMD%20CEQA%20Guidelines_Final_May%202012.pdf. Accessed September 25, 2012.

²¹ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: <http://www.sf-planning.org/index.aspx?page=2627>.

In reviewing the GHG Reduction Strategy, the BAAQMD concluded that the strategy meets the criteria outlined in their guidelines and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."²² San Francisco's collective actions, policies and programs have resulted in a 14.5 percent reduction in GHG emissions in 2010 compared to 1990 levels, exceeding the year 2020 reduction goals outlined in the BAAQMD's *Clean Air Plan*, Executive Order S-3-05, and AB 32.^{23,24} Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

No Significant Impact

The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Construction of the proposed project is estimated at approximately 18-20 months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

Pursuant to the GHG Checklist, the proposed project would be subject to GHG reduction requirements such as the Mandatory Recycling and Composting Ordinance, SF Green Building Requirements for Energy Efficiency, Stormwater Management, and/or water use reduction, Indoor Water Efficiency, Water Efficient Irrigation Ordinance, Residential Water Conservation Ordinance, and the Residential Energy Conservation Ordinance.

Consistent with BAAQMD methodology for assessing GHG impacts, the proposed project was evaluated and determined to be consistent with San Francisco's GHG Reduction Strategy. Therefore, the proposed project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations, and thus the proposed project's contribution to GHG emissions would not be cumulatively considerable or generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment.

²² Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://wvare.sf-planning.org/index.aspx?page=2627>. Accessed November 12, 2010.

²³ San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgreffe, San Francisco Planning Department. June 7, 2013.

²⁴ GHG targets for the Clean Air Plan, Executive Order S-3-05, and Assembly Bill 32 in the year 2020 include reductions in emissions that would reduce GHG emissions to 1990 levels, which were estimated at 273,910 tons/day.

These policies, as outlined in San Francisco's Strategies to Address Greenhouse Gas Emissions, meet the CEQA qualitative analysis (CEQA Guidelines Section 15064(a)(2)) and BAAQMD requirements for a GHG Reduction Strategy.

Wind

The Market and Octavia FEIR identified potentially significant wind impacts related to new construction and identified two mitigation measures to mitigate potential wind impacts. FEIR Mitigation Measure 5.5.B1 only applies to buildings in excess of 85 feet in height and thus, would not apply to the proposed project. FEIR Mitigation Measure 5.5.B2 applies to all new construction and would be applicable to the project. Mitigation Measure 5.5.B2 was intended to further reduce wind levels, which were already less than significant.

Wind impacts are directly related to building design, articulation, and surrounding site conditions. Based upon the experience of San Francisco environmental planners in reviewing wind analyses and expert opinion letters on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. The proposed 40- to 65-foot-tall building would be similar in height to existing buildings in the area and adjacent buildings to the east of the project site. The proposed building's long axis is aligned along prevailing winds rather than across prevailing winds. While the project is not anticipated to cause substantial changes to the wind environment in pedestrian areas adjacent to or near the site, the project site is located in an area identified by the FEIR where the northwest/southeast street grid pattern results less predictable pattern of wind variation at the pedestrian level. Therefore, wind mitigation measures identified in the FEIR would not apply to the proposed project.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Market and Octavia FEIR related to wind.

Shadow

Planning Code Section 295 generally prohibits new buildings, over 40 feet in height, that would cast new shadow on open spaces that are under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. No mitigation measures were included in the Market and Octavia FEIR for Parks and Open Space subject to Section 295, because no significant impacts were identified at the program or project level. However, for non-Section 295 parks and open space, the FEIR identified potential significant impacts related to all new construction

where the building height would exceed 50 feet in height. *Mitigation Measure 5.5A2: Shadow Mitigation Measure – Parks and Open Space not Subject to Section 295* was included which dictated that buildings over 50 feet be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. Implementation of this mitigation measure would reduce, but may not eliminate, potentially significant shadow impacts on non-Section 295 parks and open space.

Since the proposed structure is greater than 40 feet, especially along the Market Street frontage, Department staff has prepared a preliminary shadow fan analysis to determine whether the proposed 40- to 65-foot project could potentially cast shadow on any public open space under the jurisdiction of the Recreation and Park Department.²⁶ The preliminary shadow analysis shows shadows cast by the project and the project would shade a portion of the Street Park on Sanchez Street. However, the Street Park on Sanchez Street is a public roadway streetscape which is owned and maintained by the Department of Public Works (DPW) as part of the Street Park Program and is not under the jurisdiction of the San Francisco Recreation and Park Commission. Further, the Street Park on Sanchez Street is not considered a publicly accessible open space since the streetscape elements consist of tree plantings and landscaping on existing median islands. Therefore, FEIR *Mitigation Measure 5.5A2* would not be applicable to the proposed project.

The proposed project would shade portions of nearby streets and sidewalks at times within the project block. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA. The proposed building could cast shadow on nearby private property. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Market and Octavia FEIR related to shadow.

Geology and Soils

The Market and Octavia FEIR identified the potential for temporary, construction-related exposure of soil to wind and storm water erosion with implementation of the Market and Octavia Neighborhood Plan, including development of the Central Freeway parcels, and identified one construction-related mitigation measure that would reduce impacts to less than significant. The FEIR determined that *Mitigation Measure 5.11.A - Construction Related Soils Mitigation Measure* would reduce effects to a less-than-significant level. Since the project site is located in an area where the topographic slope is approximately 20% and

construction of the proposed project would alter the overall topography of the site, thus Mitigation Measure 5.11.A would be applicable to the project. Implementation of this measure would reduce any impacts to a less-than-significant level. In accordance with the Market and Octavia FEIR, the project sponsor has agreed to implement Project Mitigation Measure 2, below.

Project Mitigation Measure 2 – Construction-related Soils (Mitigation Measure 5.11.A of the Market and Octavia FEIR). Best Management Practices (BMP) erosion control features shall be developed with the following objectives and basic strategy: protect disturbed areas through minimization and duration of exposure; control surface runoff and maintain low runoff velocities; trap sediment onsite; and minimize length and steepness of slopes.

A preliminary geotechnical evaluation was conducted for the project site and the proposed development and is summarized below.²⁶ The geotechnical evaluation included the review of available studies prepared for sites in the immediate vicinity of the project site, including 2175 Market Street and 2140-2144 Market Street.

According to the geotechnical evaluation, the project site is assumed to be underlain by approximately 5 to 15 feet of fill over native alluvium. The fill is likely deepest where backfill was placed to fill the voids from the previous underground structures. The fill may consist of loose to medium dense sand and gravel, medium stiff clay and silt with organics, brick and concrete debris. The native alluvium underlying the fill consists primarily of medium to dense to very dense sand with varying silt and clay content. Groundwater was encountered at depths ranging from approximately 40 to 47 feet below ground surface in the vicinity of the site and the level of groundwater is expected to fluctuate seasonally by a few feet.

The project site was characterized to be subject to ground failure such as soil liquefaction, lateral spreading, and seismic densification during earthquakes. The geotechnical evaluation included an analysis of the project site regarding seismic hazards and concluded, through review of nearby subsurface data that most of the sands encountered below the groundwater level appear to be sufficiently dense and/or have sufficient cohesion to resist liquefaction during a large earthquake; thus, liquefaction potential for the project site was low. Analysis of sandy soil above the water table and below the planned finished floor elevation was determined to be sufficiently dense and the potential for densification beneath the proposed structure was low. Finally, based on available subsurface information and laboratory tests, the potential for lateral spreading at the project site was determined to be low.

²⁶ Christopher Espiritu – Preliminary Shadow Analysis for 2198 Market Street, July 23, 2013. This document is available for review as part of Case File No. 2013.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

²⁸ Treadwell & Rollo. Preliminary Geotechnical Evaluation - 2198 Market Street, San Francisco, CA. November 21, 2012. This document is available for review as part of Case No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The geotechnical investigation also noted that a tunnel for the MUNI Metro Light Rail service runs beneath Market Street adjacent to the project site. The tunnel that runs beneath Market Street is owned by the Bay Area Rapid Transit District (BART) and tunnels under the jurisdiction of BART has certain guidelines regarding design and construction over (or adjacent to) its subway structures. The presence of the MUNI tunnel, to the south of the site, may affect the determination of the appropriate foundation, shoring, and dewatering systems that are available for the proposed project. However, the geotechnical evaluation concluded that the project site was suitable for development.

The geotechnical evaluation described several foundation options and recommended the use of a drilled system for foundations, including drilled piers. The geotechnical evaluation also provided foundation recommendations for the portion of the project site where the site is within the jurisdiction of BART. As described in the evaluation, BART guidelines recommended that the structure be supported on shallow spread footings, which would be placed on the native medium dense to very dense sand or improved soil underneath the project site. The geotechnical evaluation also provides recommendations regarding site preparation and grading, seismic design, site drainage, and the design of foundations, retaining walls, and slab floors.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be reduced during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be reduced through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

Hazards and Hazardous Materials

The Market and Octavia Neighborhood Plan FEIR identified potentially significant impacts from the release of contaminated soils, including petroleum hydrocarbons in the soil, serpentine rock, asbestos, lead based paint, and radon, during the construction of subsequent projects within the Plan Area. The FEIR and identified Mitigation Measure F1 (also known as 5.10A) which provided measures that generally apply to new developments in the Plan Area, including the development of Central Freeway parcels, that would have temporary impacts or risk during construction and noted that program or

project level measures would vary depending upon the type and extent of contamination associated with each individual project. Subsequently, the San Francisco Board of Supervisors amended Health Code Article 22A, which is administered and overseen by the Department of Public Health (DPH) and is also known as the Maher Ordinance. Amendments to the Maher Ordinance became effective August 24, 2013, and require sponsors for projects that disturb soil on sites that are known or suspected to contain contaminated soil and/or groundwater to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

In addition, the proposed project would include the development of a new mixed-use building on an existing vacant lot. The project site was formerly used as a gas station and included four underground storage tanks (USTs). Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I ESA has been prepared to assess the potential for site contamination.²⁹ The ESA noted that the USTs associated with the former gas station on the project site were removed on September 11, 2007. Subsequently, the Department of Public Health (DPH) issued a Remedial Action Completion Certification and case closure documentation on April 11, 2012.³⁰

The proposed project would be required to remediate potential soil or groundwater contamination described above in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in any peculiar impacts that were not identified in the Market and Octavia Neighborhood Plan FEIR related to hazards and hazardous materials.

Mineral/Energy Resources

The topic of Mineral and Energy Resources was not addressed in the Market and Octavia Neighborhood Plan FEIR. No known minerals exist at the project site, and therefore the project would not contribute to

²⁹ Treadwell & Rollo, Inc., Phase I Environmental Site Assessment, Hayes Street Between Gough and Octavia Streets, San Francisco, California, December 7, 2010. Copies of these documents are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in File No. 2012.0903E.

³⁰ San Francisco Department of Public Health, Remedial Action Completion Certificate—Underground Storage Tank (UST) Case, Former Shell Service Station, 2198 Market Street, San Francisco, LOP Case Number: 11814, April 11, 2012. This document is on file and is available for review as part of Case No. 2012.1362E at 1650 Mission Street, Suite 400, San Francisco, California.

any individual or cumulative impact on mineral resources. The California Energy Commission is currently considering applications for the development of new power-generating facilities in San Francisco, the Bay Area, and elsewhere in the state. These facilities could supply additional energy to the power supply grid within the next few years. These efforts, together with conservation, will be part of the statewide effort to achieve energy sufficiency. The project-generated demand for electricity would be negligible in the context of overall demand within San Francisco and the State, and would not require a major expansion of power facilities. Therefore, the energy demand associated with the proposed project would not have a significant impact to energy resources either individually or cumulatively.

Agricultural and Forest Resources

The topic of Agricultural and Forest Resources was not addressed in the Market and Octavia Neighborhood Plan FEIR. There are no known agricultural uses or forest resources located within the project area. Additionally, the project site and adjacent areas are not zoned for such uses. Therefore, the proposed project would not result in any significant impacts related to agricultural and forest resources either individually or cumulatively.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was sent by mail on September 6, 2013, to the owners of properties within 300 feet, adjacent occupants of the project site, and interested parties.

Department Staff received several responses to the notice from residents and property owners on nearby parcels on Sanchez Street. Specific comments were received regarding physical environmental effects of the proposed project such as shadows and lack of parking.

Concerns were raised due to the proposed building potentially blocking light and air to an adjoining building, as well as a shadow effect on an adjacent property. Shadow Impacts are addressed on pages 21 through 23 of this Certificate, under the Shadow Section.

Other comments included the lack of adequate parking in the proposed garage. Parking is addressed on pages 9 through 12 of this Certificate, under the Transportation Section. As discussed under the Transportation Section, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA pursuant to Public Resources Code Section 21099(d), but addressed for informational purposes only.

Additional concerns were raised regarding a proposed wind screen which would extend beyond the allowable height of 65 feet. However, building elements such as a wind screen, is an allowable exception

to the height limit was analyzed as part of the project, and would not itself constitute a physical environmental effect. Further, the proposed wind screen is a cosmetic design element enhancing a prominent corner and providing greater usability of the roof top open space and can be removed upon determination from Planning Department Staff or the Planning Commission.

Two individuals expressed concerns regarding the potential for the installation of a garage alarm or horn at the proposed garage entrance/exit would create noise pollution. However, no pedestrian alarms or horns are required at the proposed garage entrance/exit. Finally, a concern regarding underpinning of the proposed foundation at the property line on Sanchez was raised and whether the adjacent residents' vintage foundations would be damaged. As of the preparation of this determination, the project sponsor has confirmed that a private agreement, between the sponsors and the concerned residents, regarding underpinning of the proposed foundation would be completed.

Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Certificate of Determination.

Conclusion

The Market and Octavia Neighborhood Plan FEIR incorporated and adequately addressed all potential impacts of the proposed project at 2198 Market Street. As described above, the 2198 Market Street project would not have any additional or peculiar significant adverse effects not examined in the Market and Octavia Neighborhood Plan FEIR, nor has any new or additional information come to light that would alter the conclusions of the Market and Octavia Neighborhood Plan FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

<i>Case No.:</i>	2012.1362E
<i>Project Title:</i>	2198 Market Street
<i>Zoning:</i>	Upper Market Neighborhood Commercial – Transit District 40-X and 60/65-X Height and Bulk District
<i>Block/Lot:</i>	3542/039
<i>Lot Size:</i>	18,830 square feet
<i>Plan Area:</i>	Market and Octavia Area Plan
<i>Staff Contact:</i>	Christopher Espiritu – (415) 575-9022 Christopher.Espiritu@sfgov.org

A. PROJECT DESCRIPTION

Project Site

The approximately 18,830-square-foot (sq ft) project site is located on the north side of Market Street on the block bounded by 14th Street to the north, Church Street to the east, Sanchez Street to the west, and Market Street to the south. The project site is located in the Castro/Upper Market neighborhood and within the Market and Octavia Neighborhood Plan Area. The irregularly-shaped corner lot is currently vacant, but was formerly used as a gas station that was demolished in 2007. A Remedial Action Completion Certification letter was issued by the Department of Public Health in April 2012 certifying the removal of underground storage tanks and soil remediation of the project site.

Project Vicinity

The project block (surrounded by 14th Street, Sanchez Street, Church Street and Market Street), contains several parcels – the largest being the project site located at the southernmost corner of the block. To the north is a two-story residential building, and to the east is a three-story mixed-use (residences over retail) building. The immediate vicinity contains a wide range of buildings, from single-story residences to three- and four-story residential/commercial structures. In addition, a fire station (Fire Station #6) is located approximately two parcels north of the project site, along the same block on Sanchez Street.

Proposed Project

The proposed project would include the construction of a new 4- to 6-story mixed used building on a vacant lot. The project would include the construction of a new residential and commercial building consisting of 87 dwelling units (75,935 sq ft), 680 sq ft of ground-floor office space on Sanchez Street, and 5,130 sq ft of ground-floor retail space along Market Street. The proposed building would be approximately 40 to 65 feet tall with four stories located along Sanchez Street

and six stories along Market Street. The proposed building would provide 34 off-street parking spaces and 89 bicycle parking spaces within a basement-level garage accessed from an entrance on Sanchez Street.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization to allow development on a lot exceeding 10,000 sq. ft. and to allow a non-residential use exceeding 6,000 sq. ft and the installation of an off-street parking entrance along Sanchez Street, a City bicycle route.
- **Variance** (*Zoning Administrator*). The proposed project would require variances from the Planning Code as the project would not meet the Code-required rear yard, allowable lengths for permitted obstructions (bay windows), and dwelling unit exposure under Sections 134, 136 and 140.
- **Site Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a site permit.
- **Encroachment Permit** (*Department of Public Works*). The proposed project would require approval from DPW for construction of a bulb-out within the public right-of-way.

While the proposed project requires multiple approvals, the overall development will be collectively reviewed by the Planning Commission and the Zoning Administrator at a consolidated hearing. Approval Action for the proposed project would be granted through the approval of the conditional use authorization under the Planning Code. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Project Construction

Project construction is estimated to last between 12 to 18 months. Since the project site is currently vacant, there are no current uses that would be interrupted during project construction.

Consistency with Market and Octavia Neighborhood Plan

This topic is discussed below under Section B.1, Land Use and Land Use Planning.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable programmatic final EIR (FEIR) for the plan area. Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is

identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the FEIR. Any impacts not identified in the FEIR will be addressed in a separate Focused Initial Study or EIR.

Any item that was not addressed in the FEIR (i.e., greenhouse gases) is discussed in the Certificate of Determination. For any topic that was found to be less than significant (LTS) in the FEIR and for the proposed project or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan is intended to change the existing land use character of the project area to a transit-oriented, high-density mixed-use neighborhood. The FEIR determined that the proposed land use changes within the Plan would create opportunities for infill development, especially in segments of the Plan Area that were divided by the Central Freeway structure, therefore, the Plan would not physically divide an established community. In addition, the Market and Octavia FEIR determined that changes in land use would be consistent with goals of the San Francisco *General Plan* and the Better Neighborhoods Program to increase housing in the city, particularly affordable housing, reduce dependence on automobiles, and improve the value of streets as civic places. The Market and Octavia Neighborhood Plan FEIR analyzed the proposed land use changes and determined that the Market and Octavia Neighborhood Plan would not result in a significant adverse impact on the character of the Plan Area.

With the adoption of the Market and Octavia Neighborhood Plan, the project site was re-zoned from Upper Market NCD (Neighborhood Commercial District) to Upper Market NCT (Neighborhood Commercial Transit). The project site's 40-X height and bulk district designation along Sanchez Street, did not change under the Market and Octavia Plan, which continued the small-scale character within residential areas. However, the project site's 60/65-X height and bulk district designation along Market Street was reclassified under the Market and Octavia Plan to encourage taller ground-floor ceiling heights.

The Upper Market NCT district is well served by transit and is intended to be a "multi-purpose commercial district" with both neighborhood-serving and broader area commercial use. Housing is encouraged above the second story, and business and professional offices are also located along Market Street in this zone. The proposed project includes second-story residential uses, as well as ground-floor office and retail use along Sanchez Street and Market Street, respectively. The project would also be subject to the Market and Octavia Community Improvement Fee and the Market and Octavia Affordable Housing Fee.

The proposed project is consistent with the Plan's goals of mixed-use, high-density development near transit. Furthermore, the proposed street-front retail and related pedestrian-scale façade treatments are consistent with the Plan's design principles. Additionally, the FEIR determined that since the primary focus of the Plan was to maximize housing development near transit, the Plan would not result in an increase in non-residential development with the Market and Octavia neighborhood. In effect, implementation of the Plan would redirect and concentrate non-residential development into higher density, mixed-use development near transit as more space in new development would be devoted to residential uses. Therefore, consistent with the FEIR, the proposed project would have less than significant impacts related to land use.

The proposed project would include the construction of a new 4- to 6-story mixed used development on a vacant lot, consisting of 87 dwelling units (75,935 sq ft), 680 sq ft of ground-floor office space, and 5,130 sq ft of ground-floor retail space, which is consistent with the height and bulk controls for the site analyzed in the Market and Octavia Neighborhood Plan FEIR. The proposed project would intensify uses in the project vicinity, but would not result in a significant environment effect, and the new land uses would not have an impact on the character of the vicinity beyond what was identified in the FEIR. Further, the project would not result in a physical division of an established community.

As determined by the Citywide and Current Planning sections of the San Francisco Planning Department, the proposed project is (i) consistent with the Market and Octavia Neighborhood Plan, (ii) satisfies the requirements of the General Plan and the Planning Code, and (iii) is eligible

for a Community Plan Exemption.^{2, 3} Therefore, the project would have no significant impacts related to land use, consistent with the FEIR.

For the above reasons, the proposed project would not result in impacts related to land use beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan increased the height of the project site from 50 feet to up to 65 feet along Market Street. The FEIR found that while the Market and Octavia Neighborhood Plan would result in visual changes within the project area, these aesthetic changes would improve the overall visual quality. The FEIR concluded that the Plan would not result in a substantial, demonstrable negative aesthetic effect on the existing visual character or quality of the area and its surroundings, and therefore, would result in a less than significant impact.

The FEIR discussed that development pursuant to the Plan would result in changes to views within the Plan Area and that the greatest changes would be to north-south views, along Octavia Boulevard, approximately a ½-mile from the project site. With respect to views, the FEIR found that while development pursuant to the Plan would result in an intensification of both height and

² Adam Varat, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2198 Market Street*. This document is on file and available for review as part of Case File No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

³ Jeff Joslin, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning, 2198 Market Street*. This document is on file and available for review as part of Case File No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

density in portions of the project area and some new development would obstruct portions of certain longer-range views, the Plan would not be considered to result in a significant adverse impact with regard to views. In addition, new construction in the project area would generate additional night lighting but not in amounts unusual for a developed urban area. Thus, the FEIR concluded that light and glare impacts would be less than significant.

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics in determining the significance of project impacts under CEQA.⁴ The Planning Department acknowledges that aesthetic effects may be of interest to the public and the decision makers. Therefore, the following description of the project setting and appearance is provided for informational purposes.

The proposed project would involve the construction of a mixed-use development with 87 dwelling units (75,935 sq ft), 680 sq ft of ground-floor office space, and 5,130 sq ft of ground-floor retail space. The proposed project would be 65 feet in height along Market Street and 40 feet in height along Sanchez Street. While the new buildings would change the visual appearance of the site, it would not substantially degrade its visual character or quality. There are no significant trees, rock outcrops, or other scenic resources located on, or in the immediate vicinity of, the project site. Thus, the proposed project would not have an adverse impact on any scenic resources. Furthermore, the proposed buildings would not be substantially taller than existing development in the project vicinity and thus, would not obstruct longer-range views from various locations in the Plan Area and the City as a whole.

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not cause such a change. As described above, the

⁴ San Francisco Planning Department. *Transit-Oriented Infill Project Eligibility Checklist for 346 Potrero Avenue*, January 31, 2014. This document is available for review as part of Case File No. 2012.0793E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

proposed building envelope meets Planning Code requirements for the Upper Market NCT zoning district.

The proposed project would be visible from some residential and commercial buildings within the project site vicinity. Some reduced private views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan encourages transit-oriented development by creating housing, jobs, and services near the existing transportation infrastructure. A net increase of 7,620 residents within the Plan Area is anticipated by the year 2025. The FEIR determined that while the additional development that would result from adoption of the Plan would generate population growth, it would not cause a significant adverse physical impact, since it would focus new housing development in San Francisco in an established urban area that has a high level of transportation and other public services that can accommodate the expected population increase.

The FEIR concluded that there would be no significant population and housing impacts at the program level even though the population in the Plan area would increase and retail employment would increase (see FEIR, pp. 4-74 to 4-79). The proposed project's new residential units, office, and retail spaces are consistent with the projections in the FEIR and therefore would not result in significant environmental effects peculiar to the project or its site. No mitigation measure was identified in the FEIR, and none would be required for the proposed project.

The proposed building would be constructed on a lot that is currently vacant and would not displace existing housing units or people, or induce growth.

For the above reasons, the proposed project would not result in impacts related to population and housing beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of the project's potential impact on Archeological Resources.

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historic resources are buildings or structures that are listed, or eligible for listing, in the California Register of Historical Resources, or identified in a local register of historic resources, such as Articles 10 and 11 of the San Francisco Planning Code. Historic resource surveys were conducted for the Market and Octavia Neighborhood Plan area subsequent to the adoption of the Market and Octavia FEIR, with interim controls for evaluation and protection of historic resources during the survey period. On December 17, 2008, the Landmarks Preservation Advisory Board endorsed the findings of the Market and Octavia Area Plan-level Historic Resource Survey, and on February 19, 2009, the San Francisco Planning Commission adopted the findings of the survey.

The project site is located within the boundaries of the eligible Upper Market Street Commercial Historic District, which was found to be eligible for listing in the California Register as part of the Market & Octavia Neighborhood Plan Historic Resources Survey. The historic district encompasses properties on both sides of Market Street from Castro Street to Church Street. Given

that the project site is located within an eligible historic district, a separate Historic Resources Evaluation Report has been prepared for the proposed project and is summarized below.⁵

The subject property is considered a non-contributing property to the Upper Market Street Commercial Historic District. The subject property is currently a vacant lot and acts as a visual intrusion in the historic district, which is characterized by a consistent street wall of commercial storefronts with upper story residential units. Historically, the subject lot contained a gas station that was demolished in 2007. The proposed project will improve the overall character of the historic district by filling in the vacant lot with a new mixed-use building that is of a compatible height, scale and massing. The proposed project will allow for the extension of the continuous street wall to the corner of Market and Sanchez Streets. The proposed project does not result in the removal of any historic materials or alteration of features or spaces in the district, nor does it physically impact or visually obscure any adjacent contributing buildings on the subject block.

The proposed project involves the construction of a six-story mixed-use building complex on a vacant lot. No historic materials of the eligible Upper Market Street Commercial Historic District will be altered or removed as a result of the proposed project. The proposed design for the new building responds to the surrounding historic context in its overall height, scale, massing, materials and architectural features.

For these reasons, implementation of the proposed project would not result in significant impacts on off-site historic architectural resources. No mitigation measures were identified in the FEIR and none are required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
5. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐

⁵ *Historic Resource Evaluation Response (HRER)* for 2198 Market Street, San Francisco, CA prepared by Gretchen Hilyard, Preservation Planner, November 6, 2013. This report is available for review as part of Case No. 2012.1362E.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

Please see the Certificate of Determination for a discussion of the project's potential impact on Transportation Resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☐	☐	☐	☒

The project site is not located within two miles of an existing public use airport or private airstrip and therefore Topics 6e and 6f are not applicable. Therefore the proposed project would not have impacts related to excessive noise levels due to air travel activities.

The Market and Octavia FEIR noted that the key potential noise impacts associated with the Market and Octavia Neighborhood Plan are from increasing thoroughfare traffic and construction-related impacts from building demolition, excavation, and new construction. Nonetheless, the FEIR concluded that while certain intersections will become noisier due to arterial changes, increase in noise levels from mobile and stationary sources will result in a less-than-significant impact. The FEIR also noted that new development may introduce stationary sources of noise, such as electrical and mechanical air conditioning equipment located on rooftops, but that such increases in noise levels would be considered less than significant. The FEIR noted that construction noise will be subject to Article 29 of the San Francisco Police Code, which limits the hours of construction and the decibel levels of individual pieces of construction equipment, thus construction noise impacts will be less than significant. The FEIR therefore found that no noise mitigation measures were required.

Ambient noise levels within the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are comprised of vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction-related noise from nearby development, or street maintenance. Noises generated by residential and commercial uses are common and are generally accepted in urban areas. Noise generated by the occupants of the proposed project would not be considered a significant impact of the proposed project. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The project would not result in any adverse impacts to permanent noise levels.

Noise levels within the vicinity of the project site are typical of and expected in urban areas. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for residential projects (including hotels, motels, and live/work developments).

A project-specific noise study was prepared for the proposed project at 2198 Market Street which analyzed the noise environment for the proposed residential units and determined applicable measures to reduce noise-related impacts on the proposed project.⁶ According to the report, three long-term continuous noise measurements were collected at the project site in May 2013. Noise monitors were placed at a height of 12 feet above grade and located along Market Street, Sanchez Street, and along the eastern edge of the project site. Results of the noise study indicated that in

⁶ Charles M. Salter Associates, *2198 Market Apartments – Results of Environmental Noise Study*. This document is on file and available for review as part of Case File No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

order to meet the Building Code indoor decibel requirements (45 dB), the proposed design will need to incorporate sound-rated materials for the façades. The report also provided recommendations on specific noise-rated doors and windows that would be required to meet Building Code standards. The Department of Building Inspections (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 PM and 7:00 AM, unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 AM to 5:00 PM). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 17 months, occupants of the nearby properties could be disturbed by construction noise and possibly vibration. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project because the construction noise would be temporary (approximately 18 months), intermittent, and restricted in occurrence and level, as the contractor would be subject to and would comply with the City's Noise Ordinance. For the above reasons, the proposed project would not result in impacts related to noise beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FPEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FPEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of the project's potential impact on Air Quality.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of the project's potential impact on Greenhouse Gas Emissions.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☐

Please see the Certificate of Determination for a discussion of the project's potential impact on Wind and Shadow.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan FEIR found that the construction of new residential units within the Plan Area would increase the demand for open space in the Plan Area due to the increased population. However, it was anticipated that these residents would be adequately served by the existing parks in and adjacent to the Plan Area, along with additional parks that would be constructed as a result of the Plan, notably Patricia's Green in Hayes Valley, McCoppin Square, Octavia Plaza, and Brady Park. As a result, no significant impact on recreation and open space facilities was expected to occur as a result of the implementation of the Plan.

Additionally, the proposed project would provide on-site open space for passive recreational use for building residents through a 6,960 sq ft common rooftop open space. The project site is also served by existing parks, such as Duboce Park, and other open space areas, such as Noe-Beaver Mini Park, which are located within ¼-mile of the project site.

With the addition of 87 dwelling units, the proposed project would be expected to generate additional demand for recreational facilities. The increase in demand would not be in excess of amounts expected and provided for in the area and the City as a whole. Additional use of the recreational facilities would be relatively minor compared with the existing use and therefore, the

proposed project would not result in substantial physical deterioration of existing recreational resources.

The proposed project would not result in significant impacts, either individually or cumulatively, with regards to recreational facilities, nor require the construction or expansion of any public recreational facilities beyond the new parks and open space provided for in the Market and Octavia Neighborhood Plan.

For the above reasons, the proposed project would not result in impacts related to recreational resources beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The Market and Octavia FEIR determined that implementation of the Plan, including development of the Central Freeway parcels, would not increase demand beyond that already anticipated by utility and service system providers, such as the San Francisco Public Utilities Commission (SFPUC). Therefore, the Plan would not result in a significant utilities and service systems impact. No mitigation measures were identified in the FEIR.

The Market and Octavia Neighborhood Plan accounted for the increased density and population throughout the Plan Area in its analysis of demand for utilities and service systems. The proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB) and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. The proposed project would have sufficient water supply available from existing entitlement, and solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would not result in a significant solid waste generation impact. Utilities and service systems would not be adversely affected by the project, individually or cumulatively, and no significant impact would ensue.

The FEIR determined that at a program level, the City's water and wastewater systems are adequate to meet existing and projected citywide demand. Proposed system-wide improvements to water and wastewater systems would ensure the continued adequacy of water supply and wastewater treatment services to meet projected demand for residential and commercial customer in the City, including those within the Market and Octavia neighborhood. Therefore, implementation of the Plan would not result in significant impacts to the water or wastewater services in San Francisco.

The proposed project would be required to comply with the City's Stormwater Management Ordinance, which requires the project to maintain or reduce the existing volume and rate of stormwater runoff discharged from the site. To achieve this, the project would implement and install appropriate stormwater management systems that retain runoff on site, promote stormwater reuse, and limit site discharges entering the combined sewer collection system. This, in turn, would limit the incremental demand on both the collection system and wastewater facilities resulting from stormwater discharges, and minimize the potential need for expanding existing facilities or constructing new facilities. Thus, the project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

For the above reasons, the proposed project would not result in impacts related to utilities and services systems beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS No Impact</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

Impacts on parks are discussed under Topics 9 (Wind and Shadow) and 10 (Recreation). Implementation of the Market and Octavia Neighborhood Plan projected an increase in population within the Market and Octavia neighborhood and would increase the demand for public services. However, the FEIR found that the addition of new residents and the growth in population anticipated with the implementation of the Plan would not result in a significant impact on public services.

The proposed project was included in growth projections and analysis of additional demand for public services in the FEIR. The proposed project would be consistent with the land use density assumed for the area and would not substantially increase the demand for police protection, fire protection services, nor would it necessitate the construction of new school facilities or parks in San Francisco. Thus, the proposed project would not result in impacts related to public services beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan FEIR found that the implementation of the Plan would not affect, or substantially diminish, plant or animal habitats. Also, implementation of the Plan would not interfere with any resident or migratory species nor would the Plan require the removal of substantial numbers of mature, scenic trees. The FEIR concluded that there would be no significant impact to biological resources and no mitigation would be required.

The project site is currently a vacant lot, located within a fully developed urban area, which does not support or provide habitat for any known rare or endangered wildlife species, animal, or plant life or habitat, and does not contain any resident or migratory species. The site was formerly used as a gas station, demolished in 2007. There are five existing street trees along the Sanchez Street (two trees) and Market Street (three trees) frontages of the project site, however, only the street trees along Market Street (three trees) would be protected during construction of the proposed project.

The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. The DPW Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively referred to as "protected trees," located on private and public property. Landmark Trees, having the highest level of protection, are trees that meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the city's character and that have been found worthy of Landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. Significant trees are trees either on property under the jurisdiction of the DPW, or on privately owned land within 10 feet of the public-right-of-way, which are greater than 20 feet in height or which meet other criteria. A Tree

Disclosure Statement prepared for the project noted that there are no Landmark or Significant Trees on the project site and that there are no Street Trees within the public right-of-way adjacent to the project site.⁷

Nineteen new street trees would be planted within the right-of-way along the project site frontages on Market Street and Sanchez Street in compliance with Planning Code Section 138.1, which addresses requirements for improvements of the public right-of-way associated with development projects. As a result, the project would not conflict with any local policies or ordinances protecting trees and would not result in significant impacts on migratory birds.

The existing trees located on the project site present the potential for the presence of nesting birds. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA). The project sponsor would be required to comply with the MBTA in order to protect nesting birds. California Department of Fish and Wildlife biologists have broadly defined the nesting season as February 1st through August 15th. Under the MBTA, the project sponsor and/or the construction contractor(s) is required to trim/remove all vegetation/tree limbs necessary for project construction between September 1 to January 31. Should construction activities or vegetation removal commence between February 1 to August 31, preconstruction surveys for nesting birds would be required for any affected tree(s) by a qualified biologist to ensure that no active nests would be disturbed during project implementation. A pre-construction survey would be required to be conducted no more than 14 days prior to the initiation of demolition/construction activities. During this survey, the qualified person would inspect the trees and areas immediately adjacent for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist, in consultation with the Department of Fish and Wildlife, shall determine the extent of a construction-free buffer zone to be established around the nest until the young have fledged. The project site is located in a developed urban area which does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat, and compliance with the MBTA would ensure that it would not interfere with any resident or migratory species. Accordingly, the proposed project would result in no impact on sensitive species, special status species, native or migratory fish species, or wildlife species.

The San Francisco Board of Supervisors adopted Standards for Bird-Safe Buildings, Planning Code Section 139, on July 14, 2011.⁸ The Standards for Bird-Safe Buildings include guidelines for use and types of glass and façade treatments, wind generators and grates, and lighting treatments. The standards impose requirements for both location-related hazards and feature-

⁷ Victor Gonzalez, Project Sponsor. *Affidavit for Tree Disclosure for 2198 Market Street*, December 2012. This document is available for review as part of Case File No. 2012.1362E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

⁸ San Francisco Planning Department. *Standards for Bird-Safe Buildings*, Adopted on July 14, 2011. Available online at: http://www.sfplanning.org/ftp/files/publications_reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf, accessed December 22, 2013.

related hazards. The proposed project would be subject to the Standards for Bird-Safe Buildings, and therefore it would not result in significant impacts on birds due to bird strikes.

In light of the above, the proposed project would not result in significant impacts with respect to biological resources, nor would the project contribute to any potential cumulative effects on biological resources.

For the above reasons, the proposed project would not result in impacts related to biological resources beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of the project's potential impact on Geology and Soils.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan FEIR noted that most of the plan area is paved or covered by structures. Implementation of the Plan would not substantially affect the area of impervious surface in the Plan Area or alter site drainage. Site-specific wastewater and

stormwater would continue to flow to the City's combined sanitary and stormwater sewer system. In addition, the Plan Area is not expected to be affected by extreme high tides or by a rise to 6.5 feet above mean sea level for a 100-year flood. The FEIR found that implementation of the Plan would not result in a significant impact associated with surface water runoff nor result in significant hydrological impacts associated with flooding or tsunamis.

The project site, which is currently vacant and was formerly a gasoline service station, is completely covered by asphalt and would be fully covered by the proposed mixed-use building. The proposed project would not change the amount of impervious surface area on the site and runoff and drainage would not be adversely affected. Effects related to water resources would not be significant, either individually or cumulatively. Thus, there would be no significant environmental impact peculiar to the project or its site. No mitigation measure was identified in the FEIR, and none would be required for the proposed project.

The project site is not within a 100-year-flood special hazard area as shown on the Federal Emergency Management Agency (FEMA) 2007 maps for San Francisco and would not be subject to any localized flooding.

The City's Stormwater Management Ordinance became effective May 22, 2010. As addressed in Public Works Code Section 147.2, stormwater design guidelines have been instituted to minimize the disruption of natural hydrology. The project, which resides in a combined sewer area, would be required to achieve the performance requirements of LEED Sustainable Sites (SS) c6.1, "Stormwater Design: Quantity Control" and must implement a low impact design approach to stormwater management that reduces existing stormwater runoff flow rate and volume by 25 percent for a two-year 24-hour design storm. Low impact design approaches may include a reduction of impervious cover, stormwater reuse, and increased infiltration.

In compliance with the Stormwater Management Ordinance, the project would maintain or reduce the existing volume and rate of stormwater runoff discharged from the site by implementing and installing appropriate stormwater management systems that retain runoff onsite, promote stormwater reuse, and limit site discharges before they enter the combined sewer collection system. In addition, the stormwater management system would capture and treat stormwater runoff from 90 percent of the average rainfall, and mitigate stormwater quality effects by promoting treatment or infiltration of stormwater runoff prior to discharging to the separate sewer system and entering the bay or ocean. Compliance with these requirements would ensure that the proposed project would not have peculiar impacts related to hydrology and water quality.

In light of the above, the proposed project would not result in significant impacts with respect to hydrology and water quality, nor would the project contribute to any potential cumulative effects on hydrology and water quality.

For the above reasons, the proposed project would not result in impacts related to hydrology and water quality beyond those identified in the FEIR. No mitigation measures were identified in the FEIR, and none would be required for the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
16. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of the project's potential impact on Hazards and Hazardous Materials.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

This topic was not addressed in the Market and Octavia Neighborhood Plan FEIR. Please see the Certificate of Determination for a discussion of the project's potential impact on Mineral and Energy Resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

This topic was not addressed in the Market and Octavia Neighborhood Plan FEIR. Please see the Certificate of Determination for a discussion of the project's potential impact on Agriculture and Forest Resources.

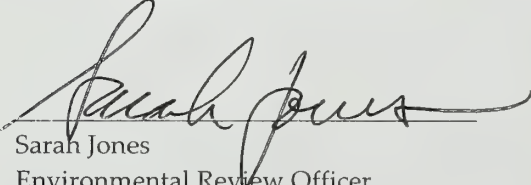
<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan FEIR identified significant and unavoidable impacts related to shadow, traffic, and transit. As discussed in this document and the Certificate of Determination, the proposed project would not contribute to the significant shadow, traffic, or transit impacts identified in the FEIR, and the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Market and Octavia Neighborhood Plan FEIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.


Sarah Jones
Environmental Review Officer
for
John Rahaim, Planning Director

DATE March 19, 2014



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0423E
Project Title: 520 El Camino del Mar
Zoning: RH-1 (Residential – House, One Family-Detached) Use District
40-X Height and Bulk District
Block/Lot: 1308/013
Lot Size: 7,085 square feet
Project Sponsor: Craig Doty, Whiteside Management, (415) 450-8131
Staff Contact: Heidi Kline – (415) 575-9043, Heidi.Kline@sfgov.org

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes the addition of approximately 4,900 square feet of building area to an existing 6,800-square-foot, two-level over basement single-family residence built in 1926. The resultant building with the proposed addition would be a total of 11,700 square feet. The planned improvements include an expansion to the existing basement level and the addition of another level under the existing basement level. Windows and doors on the building façade would be replaced. The residence is located on a downhill sloped lot (15% grade change) with an alley at the rear of the lot. Due to the lot's slope, a portion of the proposed new basement level would be accessible to the rear yard and would be used as a garage with a driveway to the alley. The maximum height of the existing residence would be increased from 35 feet to 37 feet and 6 inches. The project site is located in the Seacliff neighborhood on El Camino del Mar, between 27th and Seacliff Avenues.

EXEMPT STATUS:

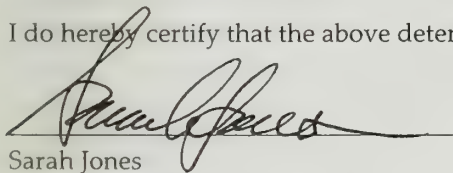
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah Jones
Environmental Review Officer

March 25, 2014
Date

cc: Craig Doty, Project Sponsor
Virna Byrd, MDF

GOVERNMENT
DOCUMENTS DEPT

Supervisor Mark Farrell, District 2
Historic Preservation Distribution List

MAR 28 2014

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PROJECT APPROVALS:

- Zoning Administrator approval of a variance from the following San Francisco Planning Code regulations: minimum side yard setback requirements in Section 133(a)(5), prohibition of motor vehicle parking in the rear yard in Section 134 (b), and maximum garage door width in Section 144(b)(1).
- Building Permit from the San Francisco Department of Building Inspection.

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. The existing residence was constructed in 1926 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the building on site is a historic resource or not. In order for a building to be deemed a historic resource for purposes of CEQA Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources.

Based on a historic resource evaluation (HRE) prepared by Preservation Architecture¹ for this project and research completed by the Planning Department's Preservation staff, the project site was evaluated to determine whether or not it met any one of the National Register of Historic Places' four criteria to be considered a historic resource and deemed eligible for listing in the CRHR: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential). In its historic resource evaluation response (HREER)–Part 1,² Preservation staff determined that the project site is not individually eligible for listing in the CRHR, but its character-defining features make it a contributor to the eligible Seacliff historic district in which it is located. The character-defining features of the Seacliff historic district were identified as follows:

¹ Preservation Architecture, 520 El Camino del Mar, San Francisco, Historic Resource Evaluation. March 19, 2013. This report is available for review as part of Case File No. 2013.0423E at the SF Planning Department, 1650 Mission Street, Suite 400.

² Hilyard, Gretchen, Historic Resource Evaluation Response – Part 1. July 11, 2013 (dated), July 25, 2013 (signed). This report is available for review as part of Case File No. 2013.0423E at the SF Planning Department, 1650 Mission Street, Suite 400.

- Curvilinear street pattern;
- Residential use;
- Two-story or two-story-over-basement massing;
- Gable, hip or flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Large front yard setback with ornamental landscaping and lawn;
- Clay tile roofing materials;
- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

The Mediterranean-style subject building was determined to be a contributor to the eligible Seacliff historic district as it included all of the character-defining features of the district. Therefore, under Criterion 3, the project site was determined to be a historic resource as a contributor to the eligible Seacliff historic district.

After the property was determined to be a "historical resource" for the purposes of CEQA, the Department's Preservation staff initiated its review to determine if the proposed project alterations and additions would cause a substantial adverse change in the significance of the historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Resources, a local register of historical resources, or an historical resource survey.

Preservation staff evaluated the project using the Secretary of the Interior Standards for Rehabilitation³ (Standards) and reported its findings in an HRER – Part 2.⁴ The proposed alterations to the contributory building's character-defining features include changes to the building massing as a result of the proposed building addition and resultant increase in the building height, and the replacement of the original windows (wood-sash, simple window mullion patterns) with metal-frame, multi-pane windows with different sizes and spatial layout on the building façade. The proposed alterations on the side and rear building facades would have limited visibility. Staff concluded that while the proposed project would result in the alteration of a contributor and its character-defining features (building massing and window design), the proposed project would not alter the property to the extent that it would impair the significance of the eligible Seacliff historic district. The building would continue to remain as a contributor

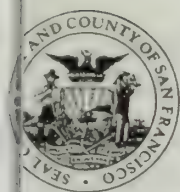
³ National Park Service, Secretary of the Interior Standards for Rehabilitation, 1992. Available online at: http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm. Accessed December 18, 2013.

⁴ Hilyard, Gretchen, Historic Resource Evaluation Response – Part 2 – Project Evaluation. January 22, 2014 (dated), February 2, 2014 (signed). This report is available for review as part of Case File No. 2013.0423E at the SF Planning Department, 1650 Mission Street, Suite 400.

to this eligible Seacliff historic district. Therefore, the proposed project would not result in a substantial adverse change to a historic resource and there would be no significant impacts to the historic resource as a result of the project.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 square feet are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 6,800-square-foot building by approximately 4,900 square feet to a total building area of 11,700 square feet. The proposed 4,900-square-foot addition is within the 10,000-square-foot development limit allowed by this exemption. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant historical or other adverse environmental impacts. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: July 11, 2013
Case No.: 2013.0423E
Project Address: 520 El Camino Del Mar
Zoning: RH-1 (D) (Residential – House, One-Family-Detached)
40-X Height and Bulk District
Block/Lot: 1308/013
Date of Review: July 11, 2013 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

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Reception:
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Planning
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415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

520 El Camino Del Mar is located on the north side of El Camino Del Mar between Seacliff Avenue and 28th Avenue in the Seacliff neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot measuring approximately 143 ft. by 50 ft. within a RH-1 (D) (Residential, House, One-Family-Detached) Zoning District and a 40-X Height and Bulk District.

The subject property contains a two-story, single-family, wood-frame residence constructed in 1926. The building sits on a slight incline and the rear of the property features prominent views of the San Francisco Bay to the north. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: large arched wood-sash windows on the ground story; multi-lite, double-hung wood-sash windows on the upper story; low hipped clay tile roof; stucco cladding; tile-capped chimney; angled bay window on the east façade; and side entry portal on the east facade.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1926).

Neighborhood Context and Description

The subject property is located in the Seacliff neighborhood, at the northwest corner of San Francisco overlooking the Pacific Ocean and the Golden Gate. The neighborhood is bounded by California Street to the south, 32nd Avenue to the west, Seacliff Avenue to the north, and the Presidio and 22nd Avenue to the east. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco.¹

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*.

The development of the former Baker Tract, which became the exclusive Seacliff residential park, was undertaken by the John Brickell Company, builder and developer Harry B. Allen, and engineer William B. Hoag. The sale of lots in the new neighborhood began in 1913 with later subdivisions occurring in 1916, 1923, and 1928. Buyers of lots within Seacliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. Many of the homes were designed by prominent Bay Area architects such as Willis Polk, Bliss & Faville, Albert Farr, Charles Whittelsey, Edward G. Bolles, George W. Kelham, William W. Wurster, Hyman & Appleton, Earl Bertz, Frederic Nickerson, Bakewell & Weihe, Sylvain Schnaittacher, Matthew V. Politeo, Houghton Sawyer, George McCrea, Warren Charles Perry, and Will H. Toepke.

In order to ensure a private and picturesque environment for the new residential development, Hoag designed double roadways with red brick retaining walls, landscaping, and elevated sidewalks and terraced the lots into the hillside. These elements combined with the design guidelines for the restricted residence park resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect designed homes. The neighborhood lots were subdivided in four phases and the last phase was completed by 1928. Seacliff is an excellent example of the type of restricted residential parks developed west of Twin Peaks in the early 20th century.² The subject property was divided in Subdivision No. 3.

The Seacliff neighborhood is distinguished from the surrounding Outer Richmond neighborhood by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1928, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood.³ The subject parcel appears to have remained vacant until the construction of the existing building in 1926.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

March 25, 2009, 19-20.

² San Francisco Planning Department. 330 Seacliff Avenue: Historic Resource Evaluation Response, May 4, 2011, 2.

³ Ibid, 36.

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1906 - 1930 ☒ Contributor ☐ Non-Contributor

Based on the information found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a contributor to an eligible Seacliff historic district under Criterion 3 (Architecture). The potential Seacliff historic district has been identified in several Historic Resource Evaluations, including HRERs issued by the Department for: 330 Seacliff Avenue (case#2010.0967E, dated May 4, 2011), 90 25th Avenue (case #: 2012.0021E, dated May 18, 2012), 535 El Camino del Mar (case# 2012.0266E, dated August 14, 2012) and 2825 Lake Street (case# 2010.0931E, dated February 6, 2013), and others. No formal survey has been conducted for the potential historic district.

The Department does not concur with the historic district analysis provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Mark Hulbert (dated March 19, 2013). This report does not reference the previously identified potential Seacliff historic district, as outlined in the HRERs listed above. The Department has found there to be an eligible historic district in the area and the subject property would contribute to this district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The subject property was originally owned by John Brickell Company, and sold to Bertha Kaye in 1926. Leo W. and Bertha Kaye resided at the property until 1933, after which time the property was deeded to Leo W. Kaye. Leo W. and Nanette Kaye resided at the subject property until 1946. Subsequent owners include: Ben K. Lerer, Ina Lerer, Richard and Elizabeth Welch, John Hollway and Jami W. McKeon.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1926 and designed by architect Bernard Julius Joseph. The most prolific period in Joseph's career was during the rebuilding after the 1906 Earthquake and Fire. Joseph does not appear to be a master architect. The subject property is a two-story, single-family home designed in a Mediterranean Revival style and is typical of residences in the district. As noted above, the neighborhood is distinguished from the rest of the Outer Richmond by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The subject property exhibits the overall character-defining features identified for the historic district and is a good contextual example of a later Seacliff residence (constructed in 1926, near the end of the period of significance). The subject building appears to be eligible for listing under Criterion 3 as a contributor to the potential Seacliff historic district that embodies the distinctive characteristics of the initial development period of the Seacliff neighborhood.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long as the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Since its initial construction in 1926 as a single-family residence, few documented alterations have occurred to the subject property. Permit records exist for basement work in 1952; interior changes made in 1957, 1980, and 2005; the construction of two rear decks and insertion of French doors in 2007. The stucco site wall and gate that exist along the front of the property appear to have been added sometime after 1960 (based on a 1960 Assessor photograph). Overall, 520 El Camino del Mar retains sufficient integrity to convey its significance as a contributor to the potential Seacliff historic district under California Register Criterion 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the Seacliff historic district:

- Curvilinear street pattern;
- Residential use;
- Two-story or two-story-over-basement massing;
- Gable, hip or flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Large front yard setback with ornamental landscaping and lawn;
- Clay tile roofing materials;
- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 7-25-2013

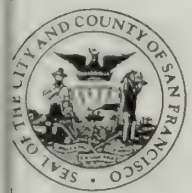
cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, Current Planning
Walther & Patrice Lovato, 520 El Camino del Mar, San Francisco, CA 94121

GH: G:\Documents\HRER\520 El Camino del Mar\520 El Camino del Mar_HRER Part I.doc

IMAGES



View of 520 El Camino Del Mar looking northwest, 2013. Image courtesy of Google Street View.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 22, 2014
Case No.: 2013.0423E
Project Address: 520 El Camino del Mar
Zoning: RH-1 (D) (Residential – House, One-Family-Detached)
40-X Height and Bulk District
Block/Lot: 1308/013
Date of Review: July 11, 2013 (Part I)
January 22, 2014 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
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gretchen.hilyard@sfgov.org

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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1926, the subject building at 520 El Camino del Mar is located on the north side of El Camino Del Mar between Seacliff Avenue and 28th Avenue in the Seacliff neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated July 11, 2013), the Department has determined that the subject property is eligible for inclusion on the California Register under Criterion 3 as a contributor to the eligible Sea Cliff Historic District.

The character-defining features of the Sea Cliff Historic District include:

- Curvilinear street pattern;
- Residential use;
- Detached or semi-detached single-family buildings, many with generous side setbacks;
- Large front yard setback with ornamental landscaping and lawn;
- Rear service alleys integrated into some blocks;
- Two-story or two-story-over-basement massing;
- Gable, hip or flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Clay tile roofing materials;
- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

520 El Camino del Mar is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: December 3, 2013 by Reed A. Morrison

Project Description

520 El Camino del Mar contains a two-story over basement, single-family, wood-frame residence constructed in 1926. The proposed project includes the renovation of the existing residential building and construction of a rear addition with a sub-basement garage that is accessible from an existing alley. The proposed project would result in an approximately 4,885 ft² increase in the square footage of the property (from 6,801 ft² existing to 11,686 ft²). Specifically the exterior work for the project includes:

- Replacement of all existing windows with multi-light steel-sash,
- Replacement of exterior doors,
- Extension of the ground story windows on the primary façade to accommodate taller windows,
- Reconfiguration of window and door openings on the north and east and west facades,
- Creation of new window openings on the north, east and west facades,
- Relocation of the existing chimney on the west façade,
- Refurbishment or replacement of existing stucco walls and roofing tile,
- Construction of a rear horizontal addition including a sub-basement garage,
- Construction of a garage roof terrace and landscaping, and
- Lifting the building by 26-½-inches.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project involves alteration of a contributing property within the eligible Seacliff Historic District. Although the proposed project will result in the alteration of a contributor and its character-defining features, the subject building would remain as a contributor to the district and the proposed project would not materially impair the significance of the eligible historic district.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The subject building is a contributor to the eligible Seacliff Historic District. The proposed project includes the construction of a rear addition, raising the building approximately 2 feet, replacement of all windows and doors, and creation of new window openings on the east, north and west facades. Specifically, this work includes the replacement of all existing wood-sash double-hung windows with multi-lite steel-sash windows. On the primary façade, the basic form and pattern of the existing window openings will be retained, however, the dimensions of the openings will be enlarged on the ground floor to accommodate taller windows and the new multi-lite windows will be of a different type and style. These changes will result in the alteration of distinctive features, spaces and spatial relationships that characterize the subject property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and although these changes will result in the removal of distinctive materials, features, and finishes, this aspect of the project will not alter the character of the historic district since these changes are not visible.

The proposed project draws some inspiration from the surrounding context, and the subject building would continue to contribute to the historic district after the alterations are made. However, the project results in the modification of many character-defining features of the subject property and therefore the proposed project does not comply with Rehabilitation Standard 2 overall.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the replacement of existing windows with multi-lite steel-sash windows and expansion of the ground story window openings to accommodate taller windows. The inspiration for the design of these windows is taken from neighboring properties in the historic district and the design is not based on historical evidence of the subject property. Although multi-lite windows are character-

defining features of the historic district, they are not characteristic of this contributing property. Therefore, these features may be read as conjectural elements that create a false sense of historical development of the subject property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not create a false sense of historic development within the historic district.

The proposed project, including the new multi-lite steel-sash windows, draws some inspiration from the surrounding context, and the subject building would continue to contribute to the historic district after the alterations are made. However, the project results in the modification of the character-defining features of the subject property in a conjectural way and therefore the proposed project does not comply with Rehabilitation Standard 3 overall.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed façade alterations, including raising the building approximately 2 feet and replacement of all windows and doors will result in the alteration of historic materials, features and spatial relationships that characterize the property. The existing building features simplified window mullion patterns that are characteristic of the original design. Although the proposed project retains some aspects of the original form and overall pattern of windows on the primary façade, the introduction of multi-lite steel-sash windows is incompatible with the historic character of the subject building and the re-organization of openings on the east and west facades results in alterations to the character and spatial relationships of these facades. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district.

The proposed project draws some inspiration from the surrounding context, and the subject building would continue to contribute to the historic district after the alterations are made. However, the project results in the modification of many character-defining features of the subject property and therefore the proposed project does not comply with Rehabilitation Standard 9 overall.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed rear addition and alteration of window and door openings on the rear façade will not result in the removal of character-defining features, as the rear facade has been previously altered. The proposed project would not result in impairment of the essential form and integrity of the historic property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district if removed in the future.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project does not comply with the *Secretary of the Interior Standards for Rehabilitation* due to the conjectural nature of the alterations and modification of many character-defining features of the subject building. However, overall, the changes are compatible with the character of the historic district and the subject property would continue to contribute to the historic district. The project as proposed will not have a significant adverse impact upon the historic resource (the eligible Seacliff Historic District), as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 2-7-2014

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Heidi Kline, Environmental Planning
Glenn Cabrerros, Project Planning

GH: G:\Documents\HRER\520 El Camino del Mar\HRER Part II\520 El Camino del Mar_HRER_Part II.doc

